

Sold



9 Howard St, Invermay



CHARACTER COTTAGE WITH A MODERN TWIST

This delightful circa 1910 cottage offers the charm of yesteryear alongside innovative updates to the original floorplan. Classic features are found in every room, from restored timber floorboards to the pressed tin walls and ceilings. This is a property perfect for buyers who appreciate the imperfections of older style homes and those who are keen to make some finishing touches.

An impressive modern back extension incorporates a spacious open plan kitchen and dining area, the main bathroom (with bath and shower) plus the convenience of a laundry room with second toilet. All three bedrooms have built-in robes, with the master bedroom featuring a spacious ensuite which is an impressive recent addition.

Comfort is key throughout the home with a reverse cycle split system and two wood heaters ensuring both ambience and warmth on winter nights.

The expansive backyard is a blank canvas ready for the next owner to make it their own. For the avid green thumb there is more than enough space to grow vegetables and establish plants, with the added bonus of a huge shed/workshop plus smaller garden shed.

Leave your car parked at home and enjoy a walk into the CBD or pop over to the

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Price SOLD for \$456,000

Property Type Residential

Property ID 574

Land Area 372 m2

Floor Area 108 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



Silos and Riverbend Park to enjoy a coffee by the river.

A Pre-Sale Building Inspection Report has already been completed for buyer convenience so contact Rae to find out more.

Annual Launceston City Council Rates approx \$1,557.69 per annum

Annual TasWater Rates approx \$1,200.00 per annum plus usage

Rental Appraisal (Property Wise Launceston) \$500.00-\$550.00 per week

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