

## 1/227-229 Charles Street, LAUNCESTON, TAS 7250

### Cherished, Immaculate & Unique Edwardian Character Home

Elegant city living at its best - an enviable lifestyle awaits the lucky purchaser of this property. Situated a mere short walk to Princes Square, LGH, trendy cafes and the CBD you couldn't find a more central and conveniently located property. This Heritage listed property offers apartment style living while enjoying a feeling of privacy with a beautifully landscaped and appointed courtyard at the rear.

Built in 1890, the property exudes character and style of the Edwardian period, perfectly preserved down to the last detail by the current owners. The curved lines of the two storey façade are echoed in the unique Juliet balcony design - very cosy seating for two to enjoy a glass of wine at the end of the day.

The entry foyer showcases the beautiful stairway up to the second level and the soaring skylight over the upstairs landing. On this level are two bedrooms, bathroom and formal lounge. Character features abound with high ceilings and skirting boards, original fireplaces, picture rails and windows with coloured glass upper panels. The main lounge has a formal comfort which makes it a great room to entertain.

Downstairs offers a self-contained area on the left of the hallway, which is a third bedroom with dedicated bathroom and kitchenette/dining/laundry space. This area also

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22770528

#### SALE DETAILS

Contact Agent

#### CONTACT DETAILS

**Elders Towns Shearing**  
58 Elizabeth Street  
Launceston, TAS  
03 6334 3484

**Christine Hansen-Coret**  
0402 887 863

has previously been offered as Airbnb accommodation with its own formal entry at the side. This could be a nice income for you or a perfect guest area.

The hallway leads us through to the open plan kitchen/dining area, complete with Tasmanian oak joinery, tiled flooring and an office/computer area. It's an open, airy space with a view from the kitchen window of two sets of church spires of the nearby cathedrals. The kitchen is well laid out and roomy with gas cook top, electric under bench oven, rangehood, pantry and display shelving. There is supplementary storage under the stairs nearby.

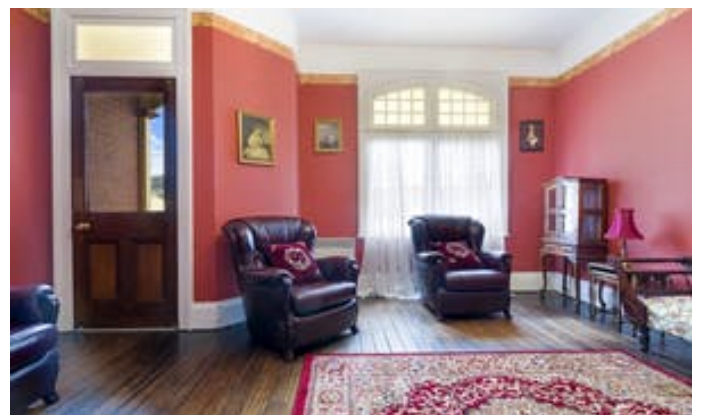
From the dining area, the private, paved alfresco courtyard beckons with formal plantings, and greenery, boasting all day sun.

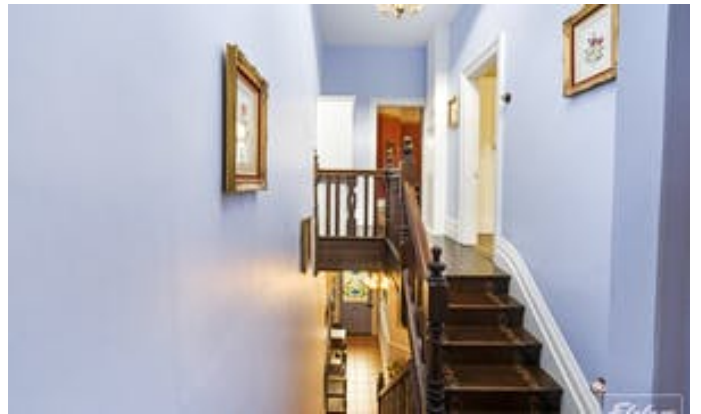
The property has been re-roofed recently; the front windows are double glazed so inside is very quiet. There are 4 original open fireplaces, while 9 electric panel heaters offer dedicated heating to the areas you want heated. There is also a heat pump in the main bedroom.

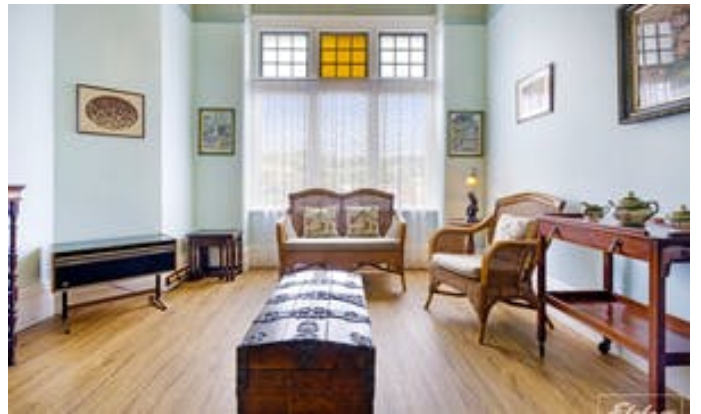
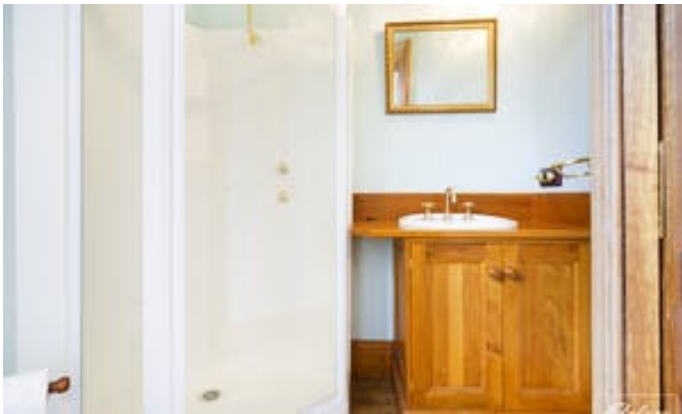
This property is amazing - you won't be disappointed! Call to view - by appointment only.

Other features: Close to Shops, Close to Transport, Fireplace(s), Garden, Polished Timber Floor

- Land Area 251.00 square metres
- Building Area: 148.50 square metres
- Bedrooms: 3
- Bathrooms: 2
- Air Conditioning

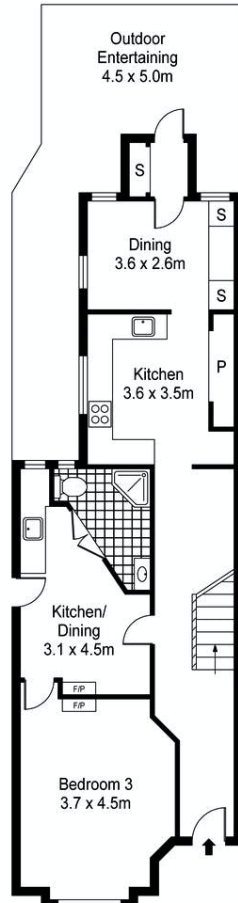




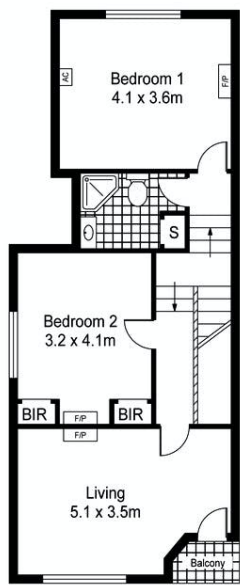




1/227 Charles Street, Launceston, Tas, 7250



GROUND FLOOR



FIRST FLOOR



Towns Shearing

Area	M <sup>2</sup>
Living	134
Entertaining	30



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from source we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.