

## 47 Cimitiere Street, LAUNCESTON, TAS 7250

City lifestyle; period charm

This impressive Victorian townhouse, which has been lovingly restored and extensively improved, represents a rare opportunity to just move in and enjoy!

Cushioned by the tranquility of City Park, it is walking distance to the city centre, with restaurants, cafes, UTAS and multiple sports facilities just a short stroll away. The walking and bike trails on the North Esk River are also on the doorstep.

The home retains many period features; the light-filled lounge and dining areas boast high ceilings, ornate, decorative fireplaces and polished floorboards. Built-in bookshelves and cabinetry also provide abundant, elegant storage.

A generous-sized, recently installed, separate kitchen (with walk-in pantry and adjacent laundry/powder room) leads directly to the terraced garden, where a large entertainment area is bounded by fruit trees, herb gardens and lawn.

At the top of the Baltic pine staircase is a luxurious fully-tiled bathroom, featuring a freestanding bath and large walk-in shower. Two large bedrooms and the 'Captain's Cabin' provide three bedrooms on the upper floor. All bedrooms have built-in robes and generous storage areas.

At the front of the house, a verandah and a balcony overlooking a rose garden, provide further spaces to relax.

- Land Area 263.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards

**TYPE:** For Sale

**INTERNET ID:** R24812938

**SALE DETAILS**

**Offers considered from \$697,000**

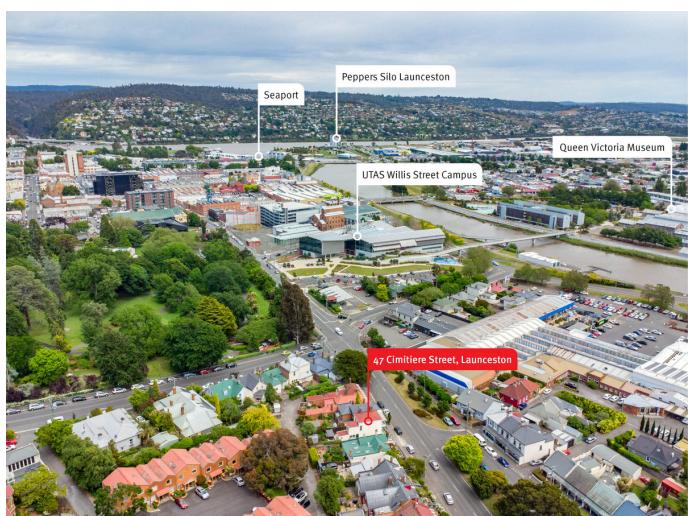
**CONTACT DETAILS**

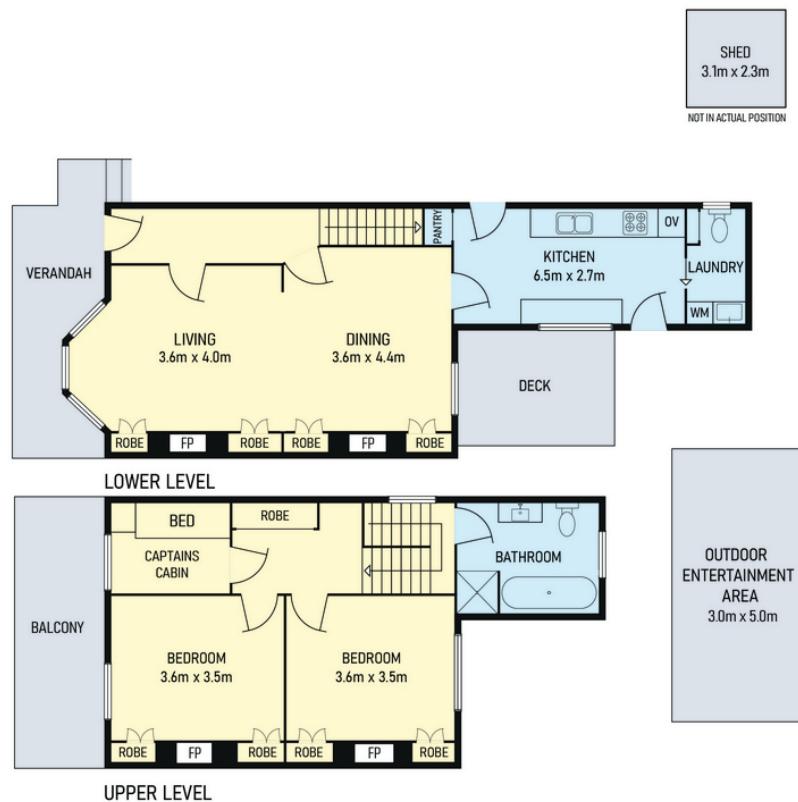
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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.