

Sold



6, 102 Talbot Rd, South Launceston



## SO MUCH IN SOUTH LAUNCESTON FOR SO LITTLE!

Well-presented family home with huge potential conveniently located on Talbot Toad, South Launceston.

This property has it all:

- 4 good-sized bedrooms, 2 with built-ins
- 2 large living rooms with reverse cycle heaters
- Large eat-in kitchen - with room for a family dinner table
- Neat bathroom with shower over bath, vanity and toilet
- Easy-care aluminium windows
- Attractive slim-line venetian blinds
- Internal and external access to downstairs area

Downstairs is massive and offers:

- Single garage with roller door
- Internal laundry with backyard access
- Extra shower and separate toilet
- Huge room adjoining the garage (5.4 x 2.8) suitable for a variety of uses - hobby room, rumpus room, storage ...
- Additional large store-room (your new wine cellar?) plus access to the sub-floor area

If all of this isn't enough to tempt you, 102 Talbot Road will also delight you with:

🛏 4 🚿 1 🚌 5 📏 640 m2

Price	SOLD
Property Type	Residential
Property ID	215
Land Area	640 m2

### AGENT DETAILS

Paul Scott - 04777771098

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



- Large backyard with well-maintained lawn, brick BBQ, courtyard and shade sails
- Room for kids' play equipment, pets, or parking for your boat, cars or caravan
- Side lane access providing further off-street parking for 2-3 cars
- Easy-care, water-wise grounds and gardens
- Security cameras and sensor lights around the property
- Brick construction with attractive, low-maintenance modern rendered finish

This affordable large home with potential galore will appeal to families, investors or executives wanting a stylish home close to everything Launceston city has to offer.

Don't miss this one!

For further information contact Paul Scott on 0477 771 098 (email [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au)) or Donna Kremmer on 0490 080 173 (email [donnak@tasbps.com.au](mailto:donnak@tasbps.com.au)).

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