



10-16 WELLINGTON ST.

Property outlines are approximate.

## Highly Important and Commanding Landmark Corner Giant

**Sold**

Contact Agent

Sold: Wed 03-Feb-21

Offices • Land/Development

10-16 Wellington Street, Launceston, Tas 7250

**Floor Area:**

4,928 m<sup>2</sup>

**Land Area:**

0.54ha (1.34 acres) (approx)



Shepherd  
& Heap

[www.realcommercial.com.au/503686786](http://www.realcommercial.com.au/503686786)

## Property Description

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Shepherd & Heap Commercial on behalf of its client TasTAFE is proud to offer for sale TasTAFE - 10-16 Wellington St, a rare offering with immense development upside in an extremely coveted pocket of the City of Launceston.

The substantial 5,403m<sup>2</sup> corner site comprises three wings centred around a substantial open air on grade carpark and landscaped area of over 1,000m<sup>2</sup> lending itself to new multi level construction. The layout and general configuration of the property well suits hotel development, residential conversion, allied health or general mixed use development (Council and or zoning changes may apply).

- Land area - one freehold title 5,403m<sup>2</sup>
- Building area - combined area of approx 4,928m<sup>2</sup>
- Up to 30 open air car parking spaces
- Unlimited opportunity – from repurposing the existing buildings to complete redevelopment of the expansive site
- Would well suit hotel, residential, medical, educational and office type uses going forward (all stca)
- Upgraded services including installation of 2 lifts
- Ultra rare unique site with unrivalled access to the Royal Park and Tamar River
- Neighbouring only the Queen Victoria Art Gallery with proposed \$50m upgrade
- Central location only 300m to Brisbane Street Mall

Invest in a COVID safe state with stable economic and political landscape to develop an iconic site into Launceston's latest exciting development.

For sale by Tender Closing strictly 4pm 9th December 2020 at the offices of Shepherd & Heap in a sealed envelope marked "10-16 Wellington St, Launceston Tender" Private and Confidential – do not open

## Additional Details

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<b>Building</b>	<b>Car Spaces</b>
Whole	30

**Parking Comments**  
Up To 30 Open Air  
Parking Spaces

10-16 Wellington Street, Launceston, Tas 7250



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