



Stunning City Terrace - Brilliant Location in High Growth Area With

Sold

Contact Agent

Sold: Sun 03-Oct-21

Offices

83 Frankland Street, Launceston, Tas 7250

Floor Area:

162 m²

Land Area:

444.00 m² (approx)



Property Description

- Residential, Commercial or Home-Office flexibility
- Existing allied health medical use
- 8 parking bays on title
- Development Upside or Continued 'Side' Income
- Immaculate presentation, near mint condition
- Quality bathrooms and kitchen
- Superb verandah balcony with sunny northern aspect

Located in such a tightly held pocket of the City literally just steps from the Launceston General Hospital and in the same block as Calvary Healthcare's planned private hospital is this absolute gem, sure to appeal to astute purchasers looking for quality and growth.

83 Frankland Street (c.1900) rates as one of Launceston's best presented Terraces of the bygone era showcasing a magnificent restoration with the heritage styles and intricate original features retained and beautifully re-defined throughout. The generously sized living and work spaces ooze charm, character, warmth and security with contemporary influences adding to the overall ambience.

Currently utilised for allied health/medical consulting rooms and first floor residence, the zoning overlay on this property is also accommodative of general business office uses, the 8 bay on-site parking to the rear a real bonus. The car park is truly gold, offering either parking for a business or a secure passive rental income stream estimated at \$12,000p.a on 5 bays (leaving 3 reserved for the Terrace) with a strong rental market virtually next door.

Most exciting though, the 5 spaces offer a blank canvas of 110m² for developing a dynamic multi-storey townhouse (s.t.c.a), then potentially subdivide and profit take.

Additional Details

Car Spaces

8

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