

152 Bathurst Street, Launceston, Tas 7250

The logo for 'livinghere' is located in the top right corner. It consists of the word 'livinghere' in a lowercase, sans-serif font, with a small house icon above the letter 'h'. The logo is set against a light green rectangular background.

Sold House

Sunday, 13 August 2023

152 Bathurst Street, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 156 m²

Type: House

\$650,000

****Price reduced \$60,000**** Behind its unassuming front facade, this peaceful and private property delivers exceptional executive living and entertaining opportunities, with every CBD amenity literally available at your doorstep. Suited to those looking for a private inner city home, or the astute investor. This property is currently a successful Airbnb, with a history of returns in excess of \$70k per annum. The property has all current approvals for short-term stay accommodation. Conveniently accessed either via the historic front porch or the private rear laneway with plenty of secure, off street parking options available, you will enjoy the benefits of dual entry from either Bathurst Street & Irving-Frelek Laneway. The home itself offers three dedicated bedrooms, one with its own ensuite bathroom, doubling as a central bathroom for the upper floor. Downstairs, the contemporary kitchen adjoins the dining room and offers quality appliances. The formal living is of good size and also adjoins a study area, ideal for those who work from home. The attic, situated upstairs, is completely lined and features two skylights, offering flexibility to convert it into an additional bedroom or living room, or simply use it as extra storage space. Under the mixed use zoning, the property can be utilised for both residential or commercial purposes. With continued growth in the short term rental market, a convenient and historically premier position in the inner-ring central Launceston and the continued investment and improvements in the surrounding area, this property promises a dynamic investment opportunity or forever home for the lucky purchaser. Prominent features of this property include:

- fully furnished, list available upon request
- dual access with secure, off-street parking options
- two reverse cycle heat pumps & electric wall heating
- fully lined upstairs attic with skylights for additional storage needs
- mixed zone usage that provides both residential or business opportunities
- classic and contemporary architectural features
- incredibly low maintenance grounds

Ideally located just a few minutes walk to the Launceston General Hospital, the centre of the Launceston CBD and all the conveniences you could ever need. Contact Lochie today to register your interest.