

168A St John Street, Launceston, Tas 7250

McGrath

House For Sale

Wednesday, 12 June 2024

168A St John Street, Launceston, Tas 7250

Bedrooms: 1

Bathrooms: 2

Parkings: 4

Type: House



Jessica Hogarth
0488016035

Best Offer Over \$549k

For the past 32 years this ideally situated property has fulfilled a role as the premises of a medical practice. Now, the time has arrived for contemplating the next phase for spaces that offer the significant advantage of dual zoning - residential and commercial - and the added attraction of four allocated carport spaces. The single consulting room office could be redesigned to a 2 or 3 consulting room if required. Currently comprising a reception area, waiting room, large consulting room, a kitchenette, bathroom, separate powder room and dedicated storage rooms, the property occupies 1/5th of a building that's occupied by medical professionals. Scope to continue operating as medical rooms is matched by possibilities for pursuing alternative commercial applications or for adopting a residential role. Potential for conversion to an Airbnb address can also be considered - and all scenarios are clearly complemented by the convenience of a location that puts cafes, Prince's Square, the CBD and the hospital precinct within easy reach. An opportunity that's attractive from so many angles!