

4 Welman Street, Launceston, Tas 7250

House For Sale

Tuesday, 30 April 2024

BC
BUSHBY CREESE

4 Welman Street, Launceston, Tas 7250

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Area: 908 m2

Type: House



GEORGE BUSHBY
0459954331



JOSCELYN CREESE
0459954331

Expressions Of Interest

Located on the city fringe spanning an expansive allotment of over 900sqm with breathtaking views this solid brick Victorian residence offers position, proportions, and endless future potential. Offering an expansive land parcel and sought-after Launceston location, where convenience becomes a way of life for residents and underpins its future capital appreciation prospects. The existing dwelling is comfortable in its current condition however, it presents an exciting opportunity to refurbish this charming character residence adding your own value and taste. Welcomed by a captivating entrance hall featuring soaring ceilings and superbly crafted authentic period features. Offering an abundance of accommodation comprising of up to 6 bedrooms all generous in size. Spectacular city views are carried out throughout the formal and informal living domains. The versatile floorplan allows for the home to be used as one or divided into separate residences. As well as offering an extra self-contained studio at the rear of the property presenting a triple-income investment opportunity. The generous land parcel presents fantastic prospects with no heritage overlay on the existing dwellings, a 3.8m wide driveway to access the rear yard, and captivating views from every angle of the site. Whether you are looking for a project, an attractive triple-income investment opportunity to add to your portfolio or a coveted location to create your dream home, this residence presents optimal openings with endless future potential. Boasting a prestigious Welman Street address offering close proximity to all amenities including St George's Square, the Launceston Aquatic Centre, leading public and private schools, multiple parklands, and the Launceston CBD. If you would like more information or to inspect this property please get in contact with us today. **Bushby Creese has no reason to doubt the accuracy of the information in this document however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate**