

44 Welman Street, Launceston, Tas 7250

livinghere

Sold House

Friday, 17 November 2023

44 Welman Street, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 585 m2

Type: House



Thomas Baird
0363323500

Contact agent

Situated in one of Launceston most coveted streets possessing the unbeatable combination of elevation, aspect and proximity to the city, 44 Welman Street is the architectural hybrid home that you've been looking for. A blend of the original Californian Bungalow style with an extensive Art Deco inspired renovation throughout, the property becomes an expression through motif by both the home and its occupants. Undeniably rich in its warmth and character, the upper level of the home has been oriented around the million dollar views of the Launceston City, the mouth of the gorge and the Tamar River/kanamaluka. The kitchen is the focal point of this experience with its natural tones expressed in stone and timber with the black granite bench tops and Tasmanian fiddle-back oak joinery. The upper floor bathroom too has been designed around the unique experience of the occupants with a split level concept including high quality fixtures and fittings in the main bathroom as well as a sunken spa room nestled in and above the garden in a glass box like design that soaks up the Westerly sun as it sets over the city. The bedrooms are all generously sized and privately positioned and each have their own characterful qualities from the oculus windows, deep sills for displaying treasures or the feature pendant lighting from local artisans. There is also a walk-in closet come study space that has its own unique interpretation of the privileged position that the home occupies on the hill. The living rooms run along the Northern edge of the home and enjoy light from morning and until evening providing the option to withdraw into the formal sitting room, host in the formal dining room or relax in the living area adjacent the wonderful kitchen space. The dining room itself has been designed as a multi-purpose space with custom furniture and joinery by renowned Alan Livermore with the owners content for the bespoke bookshelf and integrated desk to remain as part of the property for the future owners. The lower level of the home contains an additional bedroom, ensuite bathroom and quality laundry facilities but perhaps most excitedly an undercroft space that is conducive to further extension or development for those seeking the A+ position offered but who may also have a larger family. This area is directly connected to both the established gardens but also has its own separate entrance and would lend itself to the creation of a short-term holiday let. Private off street parking is also available, a rare commodity in this part of town. Walking distance to everything from the CBD, to the St Georges Square shopping experience, parks, schools and hospitals - 44 Welman Street is the property that many have been waiting for. We invite you to contact us today to arrange your inspection.