47 Bulwer Street, Longford, Tas 7301
House For Sale

Friday, 17 November 2023

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Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: House**

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Expressions of Interest

1900's cottage with extra granny flat/BnB Chapel. I had the pleasure of selling this iconic Longford home to the current owner 11yrs ago and now she has decided to move and downsize, so I am very fortunate to be able to showcase this amazing property now with all the improvements that have been carried out over the years. The Chapel detached garden room, with its arched doorway, windows and serene garden views, is truly an asset to the home. It may be used as BnB as it is currently part-time, or a glorious studio, granny flat or whatever you require. It's worthy of being in Longford Blooms I would say, with an enviable garden. The Chapel has had a complete renovation, new roof & bathroom.There is plenty of room to improve on the BnB income as it has only been a part-time venture. * 589m2 land content, fully fenced and north facing * A Tassie Oak kitchen, with the glorious oven, butchers block, Belling oven and dishwasher * Approx. 120m2 - 2 bedroom cottage with 2 living rooms* Wood heater with sandstone hearth and 2 heatpumps* Original floorboards in excellent condition* The roof has been replaced and the home fully rewired* External weatherboards updated in places and the ceilings are insulated* Outbuildings include workshop/woodshed plus lovely veggie garden* The stunning rear atrium gives loads of sun and warmth* Off the sunroom is the laundry and studio or craft room* Double garage, at the rear of the unit, partially taken by ensuite inclusion on flat, which changes it to a single garage internally with workshop area Development Zone - 10.0 General ResidentialDistance to Airport: 14klm To Launceston: 20min drive (23klm)Annual Rates: $1200p/a approx. Income on BnB: The owner does minimal bookings and doesnt charge a clean fee so there is scope to grow this immensely. The home is not Heritage Listed