

55 Elphin Road, Launceston, Tas 7250

Sold House

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Bedrooms: 3

Bathrooms: 4

Parkings: 4

Type: House



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Set beyond the flawless and striking facade this charming Victorian residence presents endless opportunities. Currently occupied with split level living as a residential home and medical rooms, this is a rare opportunity to secure a beautiful character residence with a flexible floorplan and triple income potential. Upper level commercial appraisal: \$36,000p.a ext GST and outgoings Lower level residential appraisal: \$30,000 - \$31,200p.a The lower level of the residence is designed for residential living comprising of 2 bedrooms both generous in size with built in robes and the master bedroom featuring an ensuite. Both bathrooms have been beautifully renovated with the master ensuite featuring a stand alone bath. The North/East facing open plan kitchen, living, and dining is flooded in natural light and connects out onto the beautifully landscaped garden offering great indoor/outdoor living. The East wing of the residence offers a self-contained studio comprising of a lounge room, extra bedroom, kitchen, bathroom, and a mezzanine area with extra storage options with separate external access if required. The upper level of the residence is currently occupied as medical rooms with an extra kitchen and bathroom, offering a large versatile footprint with scope to continue running a business or easily convert into extra residential space. Designed with functionality in mind the property offers a secure lock up garage space, carport, extra off street parking, workshop, and ample internal and external storage options. Extra features include:- Solar 6.6 KW for the upper level - Solar 6.6 KW for the lower level- Upper and lower level separately metered- Separate alarm systems Ideally Located on the iconic Elphin Road, minutes' walk to the Launceston CBD, city park, local cafes, restaurants, leading public and private schools and all essential services. 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 which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate**