

6 Middle Street, Launceston, Tas 7250

House For Sale

Wednesday, 8 May 2024

6 Middle Street, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



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Offers above \$455,000 - Closing 31/5/2024

Capture this classic and create its future in a location that's hugely advantaged by the natural asset of a north facing rear aspect and the complete convenience of proximity to the CBD, the Tamar River, the Launceston College campus and Cataract Gorge. Such an ideal setting inspires ideas for making the most of a generous, level inner city allotment that's accompanied by approved plans for renovating the current day cottage and constructing two dual level contemporary units at the rear. A façade of traditional Victorian era character and basic spaces that retain their period fireplaces and hardwood floorboards beneath high ceilings define the present design, featuring two or three bedroom flexibility, a central living room, separate kitchen and a bathroom with a clawfoot bath. Aspect over the rear garden from the sun-room illustrate the appeal – and the potential – of the block while a side drive and garage complete today's picture. Tomorrow's vision features a two bedroom renovation for the cottage and a pair of bright one bedroom units, each with garage, upstairs living and sun-drenched deck. Alternatively, pursue concepts of your own for re-inventing this enticing city edge address, where a rewarding outcome will be the result...Land Tax \$905 per yr Rates \$1784 per yr Tas Water \$1,108 per annum (plus usage) * Note - Building and land areas and property outgoing details are approximate only.