

# 91 Elphin Road, Newstead, Tas 7250

## House For Sale

Monday, 20 May 2024

91 Elphin Road, Newstead, Tas 7250

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1155 m2

Type: House



Bibby Davidson  
0363379700



Jake Loizou  
0363379700

## Auction On Site

In the heart of Launceston, nestled on the renowned Elphin Road, stands Bevic, a magnificent Federation home built in 1914. A testament to the craftsmanship of a bygone era, Bevic exudes timeless elegance and superior artistry. As you cross the threshold, you are greeted by expansive high ceilings and exquisite architectural details that immediately convey a sense of opulence. The story of Bevic unfolds with its generously sized bedrooms, each a sanctuary of comfort and beauty. Leadlight windows cast colourful patterns on intricate architraves, while stunning mantelpieces serve as focal points. Two of these bedrooms offer the added luxury of ensuites, each room narrating its own tale of classic charm and modern convenience. Venturing further into the home, the expansive formal living area beckons. Here, lies the potential for an open fireplace to crackle warmly, while breathtaking windows allow natural light to flood in. Notably, the formal living space, while full of character, does require some work to restore its full glory. As you walk towards the back of Bevic, the sense of endless space continues to unfold. The recently finished master bedroom, bathed in sunlight throughout the day, provides a private retreat with a well-appointed ensuite. Beyond, a large sunroom offers versatility, serving as an additional living space or bedroom as needed. A spacious office provides a quiet domain for work or study, while three additional bedrooms and a total of three bathrooms, including two ensuites, ensure ample accommodation for family and guests. The home also includes an old kitchen that holds potential to be transformed into a large bedroom, complete with scope for a walk-in robe. This room even has a door leading to the outside, where an undercover space awaits further development. Located at the rear of the home, a beautifully renovated kitchen, speaks of luxury with its neutral colour palette, stone benchtops, and stunning cabinetry. From here, the story extends outdoors to a large deck overlooking an expansive backyard. While the main bathroom is functional, it could benefit from updating, presenting another opportunity to add value and personalize the space. Over the years, Bevic has undergone numerous renovations, each chapter adding to its charm and functionality. Now, it stands ready for a new owner to take over and complete its transformation, creating the home of their dreams. Opportunities like this are rare in such a coveted location. Bevic offers a chance to put your personal touch on an already partially completed masterpiece, ensuring it becomes a cherished legacy for generations to come. The auction will be held on site at 12:30pm on the 15th of June 2024. \*\*Harcourts Launceston 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\*\*