

# 1 Welman Street, Launceston, Tas 7250

## House For Sale

Wednesday, 7 February 2024



1 Welman Street, Launceston, Tas 7250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 817 m2**

**Type: House**



Dominic Romeo

## CONTACT AGENT

To own a James Bennell house in Welman Street Launceston is a privilege. The Regency and Georgian period is highly admired for its elegance and architectural simplicity - Number 1 Welman Street is no exception. Rich in history and sympathetically refurbished, this is undoubtedly one of Launceston's significant residences and an important work of James Bennell. Positioned on Windmill Hill it has, without a doubt, the most spectacular view across the City of Launceston, Cataract Gorge the Tamar River. This residence represents the perfect permanent family home, interstate weekend escape or city townhouse. During 1855 James Bennell set out to purchase land on Windmill Hill for his ambitious Welman Street development project - to build seven detached and semi-detached villa residences in the Victorian Regency style. Number 1 Welman Street, built in 1861, was the last built in the row and the most prominent. The row, known as Victoria Terrace was designed and built in keeping with the original concept of the "terrace" in Regency England and today remains one of Australia's most important rows and an exceptional surviving example of the work and design of James Bennell. The Welman Street residences built by Bennell became the favoured address for respected tenants. The 256m<sup>2</sup> home is set back from the street and is approached through a spectacular terraced garden of flowering plants, perennials, cottage plants, and expansive lawns. The historic interiors have classic Georgian symmetry with every window having elevated and uninterrupted breathless views. All the architectural elements associated with Bennell's design are visible - fine treillage, louvered windows, French doors, small-paned windows and subtle design elements such as the parapets and simple corbelling on the chimneys. The front door of the home opens to a long and wide hallway. To the left is the formal dining room with views over the city and an office. Further down the hallway are 2 large living rooms, laundry, guest powder room, storage and a fully modernised quality built kitchen with extensive cabinetry, Bosch dishwasher, AEG appliances, and stainless steel bench tops. The staircase leads to three large bedrooms, a bathroom and large walk-in robe. Downstairs is the master bedroom with ensuite, French doors overlooking the lawns, and storage room. All town services are provided with heating provided to each room via wood heaters, electric panel and underfloor heating and jetmaster open fire place. There is a 5-car garage at the front of the property and ample off-street parking on Welman and Adelaide Streets. The rear boundary is bordered by the original brick outbuildings which still have their "pop-holes" where firewood and coal were once delivered along with the original laundry. Today, these buildings are used for storage and an undercover outdoor dining/bbq area. There is access to My Street and the back lane. You are spoilt for choice when it comes to entertaining or alfresco dining - the brick-paved rear courtyard, the private decked area with direct access to the kitchen or the front garden with a wonderful floored area with seating and pergola are all perfectly suited. 1 Welman Street is beautifully positioned only a five minute walk from the vibrant CBD of Launceston. City gardens, leading cafes and restaurants, bakeries and artisan produce stores, galleries, antique and book shops, department and indie stores, the Launceston Aquatic Centre, St. Georges Square and leading private schools, as well as the university are all at your doorstep. 1 Welman Street is not just one of Launceston's important historic houses but also has the most spectacular views across the entire city. It is not difficult to see why property in this section of Welman Street is so highly sought after and tightly held. For further information or to arrange a private inspection, please contact Dominic Romeo on 0438 500 277 or email [dominicromeo@circaheritageandlifestyle.com.au](mailto:dominicromeo@circaheritageandlifestyle.com.au)