

**15 Lansdowne Place, Deloraine, Tas 7304**



**House For Sale**

Wednesday, 10 July 2024

15 Lansdowne Place, Deloraine, Tas 7304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 167 m2**

**Type: House**



Jayden Brown  
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## Offers Over \$545,000

Opportunity! Shop Front!Work From Home!Potential Dual Occupancy! ORA fantastic Family Home! Introducing an exciting offering in the charming town of Deloraine.In the centre of the home, the large commercial style stainless steel kitchen boasts ample bench and storage space for any culinary adventure and additionally, there is an eclectic shop space that fronts the corner of the street, that offers the opportunity for multiple business ventures such as food & beverage cafe, coffee nook, a paint and sip studio, a retail space or even an art studio, all taking on the desirable aspect of "working from home", or for the investor, the bountiful prospect of a dual tenancy STCA. Alternatively the footprint of this zone could be used for a larger family to expand and unwind as an extra rumpus. The three bedroom home has new carpet underfoot while original Tasmanian Oak floors throughout the home add character. A brand new heat pump and alongside the wood heater the house is comfortable all year round. The elevated position of the house allows for beautiful north rising sunlight in the morning and stunning west setting sun in the evening. The back porch provides the perfect spot to unwind and enjoy the end of the day.Located just a stone's throw away from the public primary and high schools in Deloraine, with the hospital conveniently across the road, this home is also a short stroll from the picturesque Meander River banks and the main street - also a perfect position for a potential business. The spacious yard features a children's play area with a built-in sandpit, a large lawn perfect for outdoor activities, an outdoor undercover living area, and is fully fenced for added security.The shed is equipped with a small wood heater and a studio space, while the yard has been thoughtfully landscaped to create a flat grassed area for entertainment, with ample gravel space for additional activities or projects. This home offers a perfect blend of comfort, convenience, and opportunity at its best.