

# 12 Collins St, South Launceston, TAS, 7249

## House For Sale

Friday, 15 November 2024

12 Collins St, South Launceston, TAS, 7249

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jeremy Wilkinson

0363379700

## Prime South Launceston Investment/Development Opportunity

Nestled on a spacious 685 sqm block between Lesley and Collins Streets in the highly sought-after South Launceston, this property presents a rare development opportunity (STCA). The convenient dual access from Lesley Street enhances its potential for adding another dwelling. Built circa 1900, the home spans 135 sqm and retains its period charm with high ceilings and generously sized bedrooms, while seamlessly incorporating modern comforts, including a master bedroom with an ensuite.

### Features:

- An imitation weatherboard home - easy to maintain
- Open plan kitchen with dishwasher and city views & an adjacent dining area
- Living room with cosy wood heating option • Four double bedrooms (3 with built in wardrobes) or 3 and a rumpus
- Main bedroom with updated ensuite and built in wardrobes
- Main bathroom with full bath, vanity and toilet
- Reverse cycle air conditioning
- Heritage features of high ceilings
- Mudroom at entry - convenient for storing shoes and coats
- Private rear deck - great for family BBQs and entertaining
- Double garage and off-street parking
- Lots of storage underneath
- Only 3 minutes' drive to Launceston General Hospital
- Close to schools, shops, supermarkets and all city conveniences
- Only 6 minutes' drive to Launceston's CBD & 11 minutes to Launceston Airport

Contact Jeremy Wilkinson for further information.

Rental Return: \$485 pw (Lease Ending- 23/01/2025)

House size: 135 sqm

Land size: 685 sqm

Built: approx. 1900

Council rates: TBA

Zoning: General Residential

Council: Launceston

Heritage listed: No

**\*\*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\*\***