

# 26 Mulgrave St, South Launceston, TAS, 7249



## House For Sale

Sunday, 3 November 2024

26 Mulgrave St, South Launceston, TAS, 7249

**Bedrooms: 6**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Living Here Launceston  
0363323500

## **A versatile character home with commercial potential (STCA)**

Positioned on a corner block, within the desirable suburb of South Launceston, this early 1900s home seamlessly blends the allure of yesteryear and classic architecture, capturing the essence of its era. Whether it be dual tenancy or to take advantage of the separate cottage for your own business venture, cafe, or consulting rooms - this property offers abundant opportunity.

Upon entering the inviting covered entry, inside, you are welcomed by a classic hallway, awash in natural light, with connecting rooms that retain original period detailing.

Featuring six generously sized bedrooms, four of which are located within the main residence and adjoin to the central hallway. As you continue down the hall, you'll find a spacious living and dining area, equipped with a reverse cycle heat pump and an open wood fire, creating a perfect space for entertaining and ensuring year-round comfort. The kitchen, accessible from the dining space, features classic timber cabinetry and tidy appliances, offering plentiful storage and functionality.

The bathroom, located at the rear of the property, is filled with natural light and showcases polished timber accents, complemented by silver tapware.

Connected by an atrium, the property features a self-contained unit that features two additional bedrooms and a versatile living space, ideal for guests or as a rental opportunity. The atrium features a sheltered foyer, a dedicated laundry area, and a separate toilet.

Whether you're searching for an investment property with dual tenancy potential, a dedicated business or office space, or a charming home in an inner-city setting, this property is an excellent fit for your needs. Within close proximity to the Launceston CBD and the Launceston General Hospital, this residence is ideal for both residential and commercial purposes (STCA) .

Contact Lochie today to register your interest.