

**35 Lyttleton St, East Launceston, TAS, 7250**



**House For Sale**

Saturday, 30 November 2024

35 Lyttleton St, East Launceston, TAS, 7250

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jane Crawford

## "Medical Rooms or Your New Home: The Choice is Yours"

Ideal for medical professionals wanting to secure their own premises, this well positioned property offers the ideal location in Lyttleton Street, East Launceston.

A collection of lovely sunny rooms could easily transition back to a stunning home with cafes and the Aquatic Centre on your doorstep.

Zoned General Residential with a current permitted use of 'Business and Professional Services'

This beautifully renovated property is perfectly positioned for medical use and consulting rooms being surrounded by other specialist medical practices on Lyttleton Street and is less than 10 meters from Calvary St Luke's Hospital, whilst within walking distance to the CBD.

- \* Each room is equipped with its own Daikin heat pump for added comfort and convenience.
- \* The 19 solar panels, with a 6.9 kW system, significantly lower running costs.
- \* Additional storage space is available beneath the rooms.
- \* Security System
- \* ILVE and Smeg Appliances

Council Rates: \$3,150 p/a

House size: 142m<sup>2</sup>

Land size: 414 m<sup>2</sup>

Year built: 1901

Zoning: General Residential

Belle Property have obtained all information in this document from sources considered to be reliable. All information is published solely for potential purchasers to assist them in deciding if they wish to make further enquiries.