

4/11 Molecombe Dr, Prospect Vale, TAS, 7250

House For Sale

Wednesday, 18 December 2024



4/11 Molecombe Dr, Prospect Vale, TAS, 7250

Bedrooms: 7

Bathrooms: 4

Parkings: 6

Type: House



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Famous Circa 1830, Molecombe Cottage, plus a large separate family home, both on 2,269m², total quiet, very private, in a prime location.

After 25 years of selling real estate, I am so proud to present this magnificent and very rare opportunity to all astute buyers, both the cottage and the homes are in one of Launceston most prestige suburbs - "Prospect vale". Both homes are located on one large 2,269m² single title and both back onto the Casino's Golf course, currently undergoing world class re-development. The home and the cottage are situated at the end of this executive complex of only six other lovely Georgian designed townhouses, all owner occupied, very impressive!

Molecombe Cottage - Circa 1830:

This is one of Tasmania's historical landmark properties and your opportunity to own your own slice of Tasmanian history! Molecombe cottage built Circa 1830 and renovated for practicality and comfort, but still retaining all the original features you would expect in this lovely large cottage, there are 4 bedrooms, 2 bathrooms, 2 daikin inverters, open fire places, kitchen, 3 living areas and its own yard and parking.

The main residence adjacent:

Constructed around 2007, and connected by a six meter long glass atrium to the cottage with two lockable doors at each end. This modern family home consists of 3 bedrooms - main with ensuite and a lovely balcony overlooking the golf course, 2 bathrooms, study, also with its own balcony, which are situated upstairs. Downstairs there are 2 large separate living areas, kitchen and dining, laundry and a separate toilet for convenience. Adjacent and to the right outside there is a 6m x 6m colourbond garage with power and remote roller door, and at the rear there is one huge entertaining deck, complete with bi-folding entry doors to the home, which overlooks this enormous rear yard, again all super quiet and very private. There is also a small babbling brook and a row of trees along the back boundary, located on the golf course title, for extra privacy and peace of mind.

The two homes basically have separate grounds, loads of parking, the complex is total security behind large remote controlled and coded steel entry gates.

For the Investor, this would be a great addition to your portfolio, both the cottage and the home have had long term tenants (currently on a month to month lease) and the cottage tenants would love to sign new lease and stay on, if this is your preference, or maybe you could live in one, or even rent both out for a good return.

Please Note: There are no AirBNB's permitted in this complex.

Extremely low cost Body Corp, includes building insurance and a healthy maintenance fund.

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