

62 Thistle Street, South Launceston, Tas 7249

House For Sale

Tuesday, 7 January 2025

62 Thistle Street, South Launceston, Tas 7249

Bedrooms: 4

Bathrooms: 2

Parkings: 15

Type: House

Expressions of Interest

This exceptional property offers an impressive combination of development potential, investment opportunity, and practical living on a sprawling 2024m² block. Located in one of Launceston's highly sought-after suburbs, this property is perfectly positioned to cater to a range of buyers, including developers, investors, and those seeking dual-living or income potential.

Key Features

Development Opportunity- A substantial 1581m² development site with DA approval already secured for five architecturally designed townhouses- Plans include 2x two-bedroom and 3x three-bedroom homes, each featuring two bathrooms, a double garage, and private balconies designed to capture scenic views- With the hard work done, this is your chance to bring these thoughtfully planned residences to life and meet the growing demand for low-maintenance, contemporary homes in the current market

Existing Infrastructure- **Main Residence**: A charming three-bedroom, one-bathroom home at the front of the block, offering comfortable living or immediate rental income potential- **Granny Flat**: A fully self-contained unit with a kitchenette, studio space, and bathroom-perfect for extended family, guests, or additional rental income.- **Garage & Outbuildings**: A large six-car garage equipped with three-phase power. Additional storage space is available in a separate outbuilding for added convenience- **Business Opportunity**: The existing home and outbuildings provide a unique opportunity for a tradesperson or small business owner to operate their business on-site while enjoying the convenience of residential living- **Dual Driveway Access**: Two driveway entrances from the street provide easy access to all areas of the property and enhance its practical appeal

Prime LocationSouth Launceston is emerging as one of Launceston's most desirable suburbs, known for its unbeatable convenience and charm. This property is located within walking distance of key local landmarks, including:- The well-renowned Door of Hope/Launceston Conference Centre- Launceston General Hospital- The Launceston CBDThis vibrant area is highly sought after by families, professionals, and investors alike, making it an ideal location for future development or a secure long-term investment.

Rental Appraisal (Main Residence): \$480pw
Rental Appraisal (Unit): \$250pw
Council Rates: TBC
Water Rates: TBC
Zoning: General Residential

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