

77 Wellington Street, Longford, Tas 7301



House For Sale

Tuesday, 7 January 2025

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 921 m2

Type: House



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Best Offers Over \$719,000

Welcome to a truly exceptional property that offers a rare blend of timeless character, modern convenience, and unmatched versatility. Nestled in the heart of Longford, this unique offering comprises two separate dwellings on a single title, catering to a variety of lifestyles and opportunities. Whether you're an investor seeking strong rental returns, a homeowner looking to accommodate extended family, or someone seeking a home with income potential, this property is sure to impress.

Main Dwelling - Timeless Character with Modern Touches

- **The primary residence** is a beautifully restored and repainted three-bedroom home that showcases the charm and character of a bygone era. Step inside and discover:
 - **Stunning High Ceilings:** The soaring ceilings create a sense of space and elegance, complemented by intricate cornices and period details.
 - **Character Features:** From timber accents to vintage-style fixtures, every corner of this home exudes warmth and history.
 - **Generous Bedrooms:** Three spacious bedrooms, each bathed in natural light, provide ample room for family or guests.
 - **Inviting Living Spaces:** A cozy lounge area is perfect for family gatherings, with ample room to relax and unwind.
 - **Freshly Repainted Throughout:** The neutral, modern palette breathes new life into this charming home, creating a perfect canvas for your personal touch.
 - **Garage and Off-Street Parking:** The main house also includes a secure garage, offering additional storage and peace of mind, along with convenient off-street parking.

Second Dwelling - Modern Brick Unit

- **The second dwelling** is a thoughtfully designed, contemporary one-bedroom brick unit that offers comfort, privacy, and convenience. Perfect for tenants, extended family, or even as a retreat, it features:
 - **Open-Plan Living:** A seamless flow between the living, dining, and kitchen areas creates a bright, spacious environment.
 - **Generously Sized Bedroom:** The bedroom is complete with built-in storage, ensuring a clutter-free space.
 - **Modern Finishes:** With stylish fixtures and low-maintenance materials, this unit is move-in ready.
 - **Private Outdoor Space:** A courtyard area provides a quiet spot to relax or entertain, with minimal upkeep required.
 - **Dedicated Off-Street Parking:** The unit benefits from its own off-street parking space, ensuring convenience and accessibility for occupants.

Unmatched Versatility, with both dwellings situated on the same title, the possibilities are endless:

- **Dual Living:** Ideal for multi-generational families seeking proximity and independence.
- **Income Potential:** Live in one dwelling and lease the other for steady rental income.
- **Investment Opportunity:** With strong demand for quality rental properties in Longford, this is a fantastic addition to any portfolio.

Situated in the charming and highly desirable town of Longford, this property is perfectly positioned to enjoy the best of country living while remaining conveniently close to key amenities. Longford's cafes, shops, schools, and recreational facilities are just a short stroll away, while Launceston is an easy drive for commuters. Known for its rich history and vibrant community, Longford offers a relaxed lifestyle with the convenience of modern living. Whether you're a first-time buyer, seasoned investor, or growing family, this town is the perfect backdrop for creating lasting memories. Rarely does a property of this calibre, with two distinct dwellings, convenient off-street parking for both, and such a wealth of potential, come to market. Whether you're captivated by the charm of the main house, drawn to the modern simplicity of the unit, or inspired by the endless possibilities this property offers, one thing is certain-this is an opportunity not to be missed. Contact us today to arrange a private inspection and take the first step toward securing this exceptional property in the heart of Longford. Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.