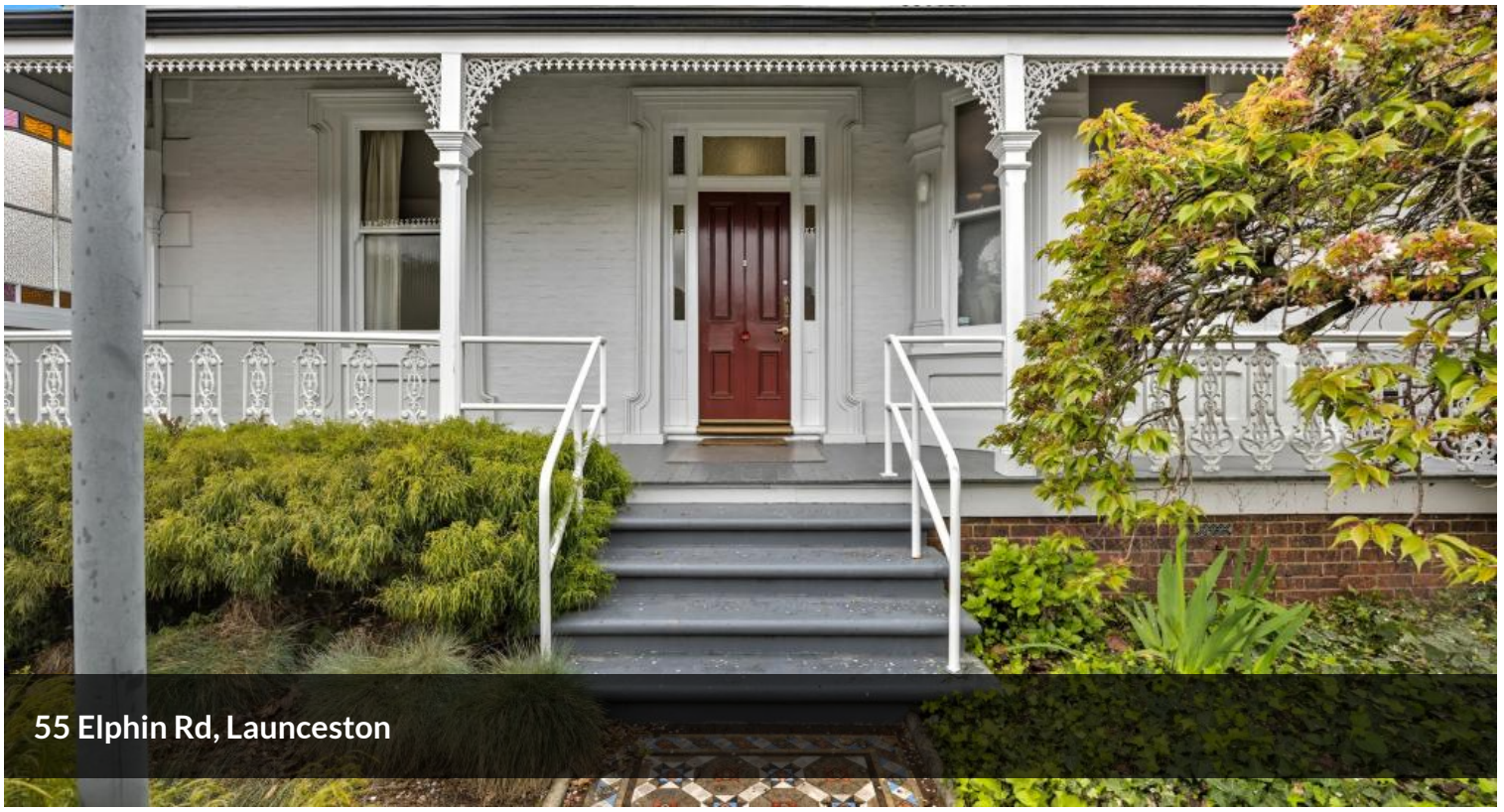








PRIME LOCATION RESIDENCE WITH INCOME OR 3 BNB LETS (STCA) OR HEALTH PROFESSIONAL ROOMS

Set beyond an immaculate and commanding Victorian façade, Circa 1880,this timeless character residence presents a rare and exciting opportunity in a premier Launceston position.

Currently configured for split-level living with both residential and commercial use, the property offers exceptional versatility, a flexible floorplan, and strong triple income potential — ideal for investors, professionals, or extended families.

The upper level was used as professional medical rooms, offering a spacious and adaptable layout including a kitchen and bathroom. This level lends itself to continued commercial use or an easy conversion into additional residential accommodation or BnB accommodation subject to LCC approval.

Commercial appraisal: $36,000 p.a. (ex. GST & outgoings) - based on previous appraisal as a medical usage.

The lower level is designed for comfortable residential living and has recently successfully operated as short-term accommodation (1st 50 weeks of operation generated $113,800) Current financial year up 40% on same period last year, with $33,000 plus forward bookings.

- Three possible bedrooms, two generous bedrooms with built-in robes
- Master with beautifully renovated ensuite and stand-alone bath

Price	OFFERS OVER $1,149,950
Property Type	Business
Property ID	2095

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS, 7250 Australia
0432256682

• A second renovated bathroom
• North-East facing open-plan kitchen, living, and dining space, drenched in natural light and flowing out to a landscaped garden — perfect for indoor/outdoor living
On the East wing, a fully self-contained studio includes:
• Separate lounge area
• Additional bedroom
• Kitchen and bathroom
• Mezzanine with extra storage
• Private external access — ideal for guests, extended family, or further rental income

Projected gross income (if all let as a BnB,stca) $280,000

Ideally positioned on the iconic Elphin Road, this property places you within easy walking distance of the Launceston CBD and beautiful City Park. Enjoy the convenience of nearby cafés, restaurants, and a vibrant local lifestyle. Renowned public and private schools, along with essential services, are all just moments away.

Whether you're looking to invest, live in and lease out, run a business from home, or accommodate extended family — this is an extraordinary opportunity to secure a grand residence in one of Launceston's most tightly held locations.

For further information on this exciting and rare opportunity contact Neha Suyal at 0490 120 104 or Praveen Pant on 0432 256 682 or email praveenp@tasbps.com.au.

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

Please Note: All figures quoted are approximate.

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