



92 Talbot Road, South Launceston



Restore, Reimagine or Redevelop – Exceptional Potential on 850m²

Opportunities like this don't come along often. Set on a generous 850m² (approx.) allotment in a convenient South Launceston location, this charming 1920s weatherboard home presents an exciting opportunity for builders, renovators, developers and savvy investors looking to unlock its enormous potential.

Full of character and charm, the home offers three bedrooms, a welcoming open plan living area and many original features that provide the perfect foundation for an inspired renovation. The current owners had planned to complete the transformation themselves; however, their focus has now shifted to building their new home, creating an exciting opportunity for the next owner to add their own vision and reap the rewards.

Blending the charm of a 1920's character home with the practicality of a substantial 54m² double garage and workshop built in 2021, this is a property that offers immediate functionality alongside outstanding future potential. Whether you're a tradesperson needing quality workspace, a hobbyist wanting room to create or simply seeking exceptional storage, this impressive addition represents a significant investment and adds lasting value to the property.

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Price	\$650,000
Property Type	Residential
Property ID	649
Land Area	850 m ²
Floor Area	113 m ²

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862



The land itself is equally exciting. Preliminary discussions with the Launceston City Council indicate there is potential - subject to the necessary approvals - to construct a second dwelling while retaining the existing home. Alternatively, those looking to maximise the site's potential may wish to explore redevelopment opportunities, with scope to create two new dwellings (STCA).

Conveniently positioned close to Kings Meadows Shopping Precinct, the Launceston General Hospital, quality schools and only a short drive from the Launceston CBD, this is a property where vision and effort have the potential to deliver outstanding rewards. Whether your goal is to restore a beautiful character home, create a quality investment or explore future development opportunities, 92 Talbot Road offers an exceptional opportunity to add significant value in a sought after location.

A Pre-sale building inspection report has already been completed for buyer convenience and the vendors may require a short 'rent back' period after settlement.

Contact Rae today to find out more.

Launceston City Council rates \$1,421.85

Taswater rates \$1668.00

Rental Appraisal \$600 - \$650 per week with improvements (Property Wise Launceston)

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