



Launceston, TAS
203a-205 Wellington Street

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Fantastic Opportunity!

This unique and highly versatile property offers an excellent business, investment opportunity or residential premises in a central location. The property spans two levels and offers three separate residential units plus a shopfront with kitchen previously traded as the Icon Toddle Inn take-away store.

- Unit one/ Main house spans across 2 levels offering multiple living rooms, potentially 4/5 bedrooms, one main bathroom and a main bedroom with en-suite, a well sized and updated kitchen and formal dining area. Original features throughout and large bedrooms. A upper deck and 2 private outdoor entertaining spaces, cottage gardens and a Jacuzzi. With entrances from Wellington Street and Frankland Street.
- Shopfront with internal access via Unit 1/Main house offers a ground floor with a well sized shopfront and a commercial kitchen. Main access is from Wellington Street

Offers Around \$1.35 Million

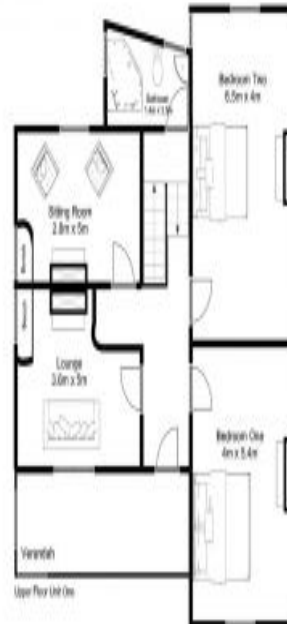
Contact: Todd Streets
0455 577 334
Type: House
Land: 570m2
<https://www.key2.com.au>



Ground Floor - Unit 1/Store
283m² total approx. floor area



Unit 2 - 114m²
total approx. floor area



Unit 1 - Upper Floor
116.6m² total approx. floor area



Unit 3 - 69.2m²
total approx. floor area



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FLOOR PLAN BY



Plan not to scale. The floor plan is intended as a guide only and the information contained within is purely indicative and approximate. All information is to be verified on site by purchaser. The vendor, listing agent and/or provider of this floor plan are not responsible for any errors and/or omissions.