



137 Gilbert Street, Latrobe

Live Well, Work Beautifully Here

Life in Latrobe is about connection, convenience and community, and this property places you right in the middle of it. With classic street appeal, thoughtful renovations and the rare advantage of flexible use spaces, it offers a comfortable residential base with room to work, host or invest.

From the street, the home retains the confidence and charm of its era, sitting comfortably within Latrobe's established streetscape. There is an immediate sense that this is a property with history, one that has been cared for and adapted over time rather than overdeveloped.

The interior of the home and clinic space have been thoughtfully renovated, retaining original character while ensuring the whole space functions easily for modern living. High ceilings, decorative light fittings and original details create warmth and familiarity rather than formality.

Upstairs, the two bedrooms provide a peaceful retreat, well removed from the activity below. This separation works beautifully for owner occupiers and also lends itself well to accommodation style use. The bathroom continues the home's classic style, featuring a clawfoot bath and light, neutral finishes.

Downstairs, the living spaces are well defined. The kitchen sits comfortably at the heart of the home, light filled and practical, with a layout that supports everyday living. Nearby, a sunroom adds another layer of flexibility, a bright and welcoming space that works as a sitting

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FOR SALE

Offers Over \$780,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

room, reading nook or quiet retreat overlooking the garden. The front section of the property has been configured as a clinic and presents exceptionally well. A welcoming reception area leads through to a consulting room, with an additional room that can be used as a second consulting space, treatment room or storage. An accessible toilet services this area, and the layout flows naturally without feeling commercial or clinical. These rooms could also be repurposed to support expanded living, guest accommodation or home based enterprise, subject to council approval of course.

In total, the property includes three toilets and a mix of heating options including reverse cycle units and a wood heater a practical and often overlooked advantage, particularly for those considering mixed use, visitor based accommodation or flexible occupancy.

Outside, the property continues to surprise. A rear car park provides valuable off street convenience, particularly in this central location. The yard is established and private, anchored by a magnificent mature mulberry tree that offers shade, seasonal fruit and a real connection to the home's past.

Latrobe itself adds another layer of appeal. Known for its strong community feel, walkable town centre and well loved local businesses, Latrobe offers a lifestyle that feels grounded and connected. Cafes, specialty stores, services, schools and parks are all close at hand, and the town's central position makes it an easy base for commuting to Devonport and the wider North West Coast. Set on a residential sized allotment and positioned close to everything Latrobe has to offer, this property provides genuine versatility. Whether you are seeking a character home, a work from home setup, accommodation potential, or a flexible investment, again all subject to council approval, this is a property that allows you to shape its next chapter. The potential and possibilities are exciting and extend well beyond the expected.

- The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

MORE DETAILS

Property ID	8R8HVM
Property Type	House
Land Area	706 m2
Including	Air Conditioning Toilets (3) Alarm Built-in-Robes

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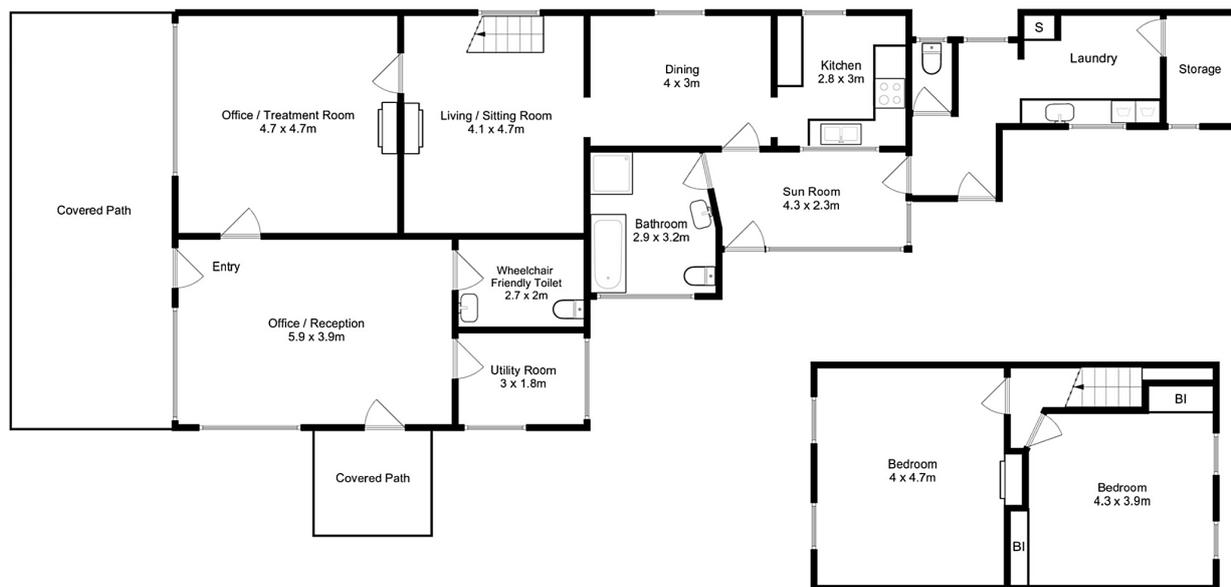
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Upper Level

137 Gilbert St, Latrobe

This plan is a sketch for illustration only.
 All measurements are internal and approximate.
 Outbuildings / exterior elements not in actual position.

