

137 Gilbert Street, Latrobe

2 1 6

## Live Well, Work Beautifully Here

Positioned in the heart of Latrobe's town centre, this property presents a rare opportunity to secure a flexible commercial premises with existing consulting infrastructure, strong street presence and valuable on site parking.

The property combines character and functionality in a way that suits a range of commercial and mixed use applications. Currently configured for consulting and clinic use, the layout includes a welcoming reception area, consulting room, additional treatment or office space, accessible toilet facilities and multiple separate zones that allow the property to adapt easily to changing business needs.

Unlike many commercial premises, the space feels warm and inviting rather than sterile or corporate. High ceilings, decorative lighting and retained period features create an environment that is professional while still comfortable for clients, customers or guests.

The residential area provides further flexibility with two well separated rooms that could suit private offices, short stay accommodation, staff facilities or owner occupation, subject to council approval. This separation between the commercial and residential spaces creates genuine versatility for operators seeking a live and work arrangement or additional income potential.

### FOR SALE

Offers Over \$780,000

### VIEW

By Appointment

### AGENTS

Melissa Burt  
0448 564 561  
melissa.burt@ljhooker.com.au

Michael Ziegler  
0409 764 219  
michael.ziegler@ljhooker.com.au

### AGENCY

LJ Hooker Devonport  
0473 104 200

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

The kitchen and adjoining sunroom provide practical breakout or staff spaces, while the inclusion of three toilets throughout the property supports higher occupancy and customer facing use. Reverse cycle heating and a wood heater add further practicality across the seasons.

Externally, the rear off street car park is a significant advantage in this central Latrobe location, improving accessibility for both staff and visitors. The established grounds soften the setting and provide a welcoming arrival point rarely found in commercial properties.

Latrobe continues to grow as a highly regarded North West Coast destination, supported by a strong local community, established businesses, tourism appeal and excellent connectivity to Devonport and surrounding areas. Positioned within easy walking distance to cafes, retail, professional services and community infrastructure, this location supports a broad range of business and investment possibilities.

Whether you are seeking consulting rooms, professional offices, accommodation potential, a live and work setup or a long term investment with flexibility, this is a property that offers options well beyond a standard commercial premises, all subject of course to any required council approvals.

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 m <sup>2</sup>
Including	Air Conditioning Toilets (3) Alarm Built-in-Robes

**Melissa Burt** 0448 564 561

Director | [melissa.burt@ljhooker.com.au](mailto:melissa.burt@ljhooker.com.au)

**Michael Ziegler** 0409 764 219

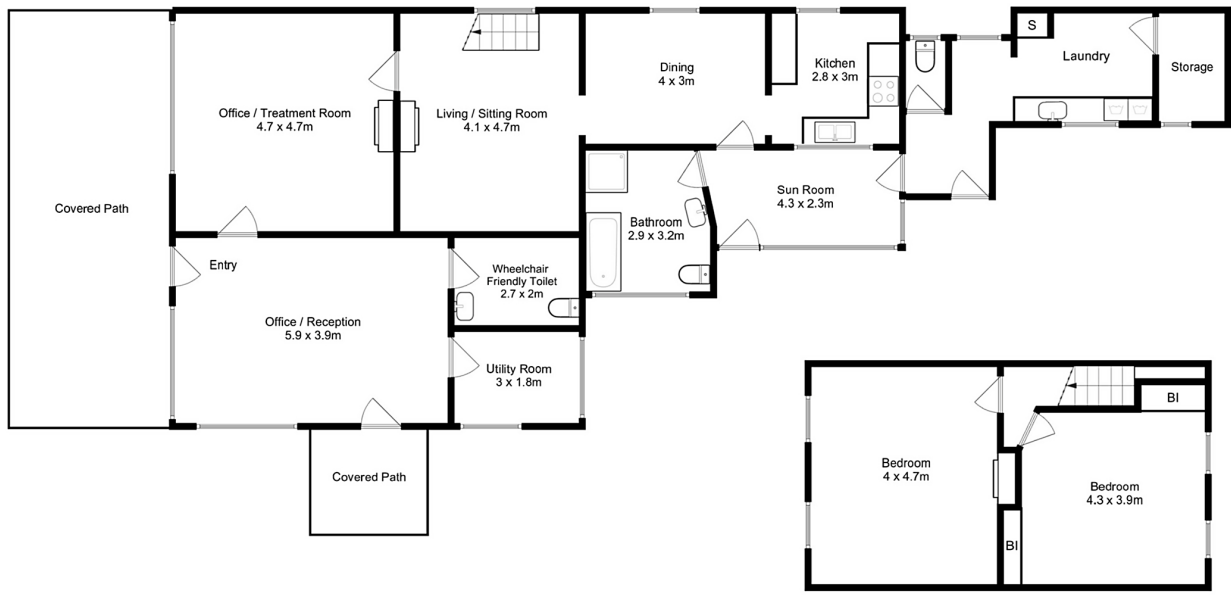
Licensee | [michael.ziegler@ljhooker.com.au](mailto:michael.ziegler@ljhooker.com.au)

**LJ Hooker Devonport** 0473 104 200

16 Don Road, DEVONPORT TAS 7310

[devonport.ljhooker.com.au](http://devonport.ljhooker.com.au) | [devonport@ljhooker.com.au](mailto:devonport@ljhooker.com.au)





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.

