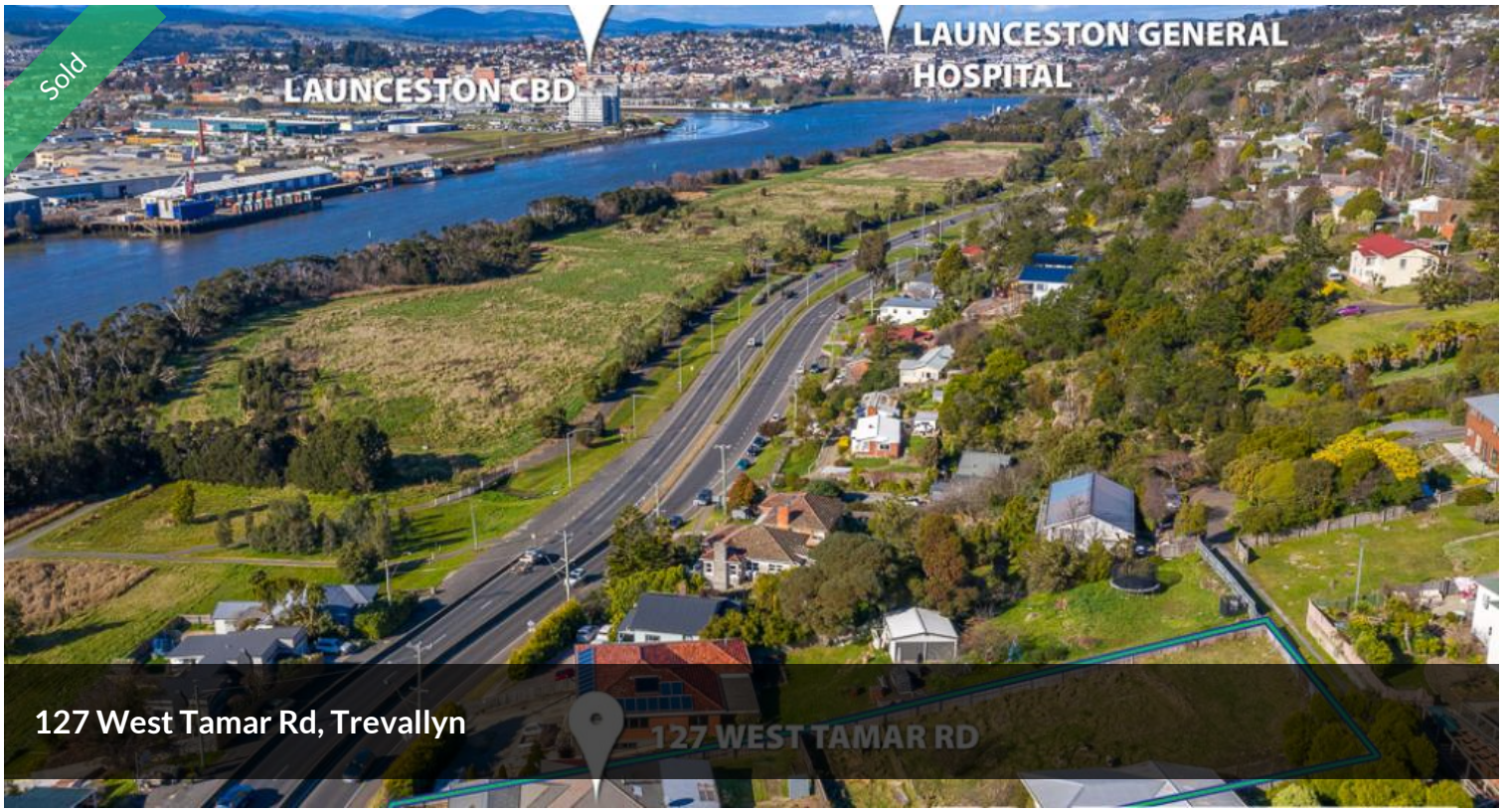








Prime Position, Development Opportunity (STCA)

3 1 2 1,666m2

This charming 1947 weatherboard home is located in an ideal position, just 7 minutes from Launceston's CBD and sited on 1666m2 of land.

Here lies a development opportunity (STCA) with obvious potential. The whole block is one title, despite fencing that currently exists separating the land.

This is a highly sought after location being walking distance to schools, transport and all amenities. A Woolworths supermarket and the Riverside Golf Club are just a five minute drive away providing convenience at every turn. The property has a lovely outlook over the Tamar River with mountain and city views and would be a prime position for a town-house development, building your dream home or just securing a great opportunity to renovate and extend the existing property.

The kitchen and bathroom have both been updated, the exterior of the house freshly painted and there is an under-house storage area that also has potential for renovation.

Great investment, first home or project. Sure to be a popular opportunity!

Price	SOLD for $378,888
Property Type	Residential
Property ID	326
Land Area	1,666 m2
Floor Area	105 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FR FLANAGAN RESIDENTIAL

Year Built: 1947

Land size: 1666m2

Building Size: 105m2

Car-port: 40m2

Council Rates: Approx. $1300 per annum

Water Rates: Approx: $1100 per annum

Rental Assessment: $300-$320 per week

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.