



Prime Position, Development Opportunity (STCA)

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!

3 1 2 1,666 m²

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

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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

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