

Sold

80 Corin St, West Launceston



## Huge Potential

Corin Street is one of West Launceston's most gorgeous streets as the entrance way to the Cataract Gorge from the Duck Reach side. Here lies a property that provides a stunning bush setting and lifestyle opportunity with all the convenience of being just minutes from schools, shops and transport and just 10 minutes to Launceston's CBD and 8 minutes to the Launceston General Hospital.

The property has development opportunity (STCA) and huge potential to value-add for the first-home buyers and renovators in the market. The property's 988m2 land size giving great scope for potential purchasers.

The home is a concrete and cement sheeting build with three bedrooms, all with floor to ceiling built-in wardrobes and separate toilet and laundry. The main bathroom is upstairs with spa and the bedroom downstairs boasts an en-suite.

The property has seen the installation of a reverse-cycle heat-pump in the lounge room, new LED lighting, NBN, Omega induction cook-top and Smeg dishwasher.

The home also provides ample storage with a loft space in the roof and plenty of under-house storage and work-shop room. The single garage has been converted into a room with sliding doors but could easily be reversed and

3 2 2 988 m2

Price	SOLD for \$405,000
Property Type	Residential
Property ID	341
Land Area	988 m2
Floor Area	179 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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0408 139 862



there's plenty of off-street parking space.

If you're looking for a serene and tranquil position for a home, this one certainly provides that with lovely established gardens and wildlife surrounding the property. You could really make this your own patch of paradise.

Built: 1985

Building Size: 179m<sup>2</sup>

Land Size: 988m<sup>2</sup>

Council Rates: Approx. \$1300 per annum

Water Rates: Approx. \$900 per annum

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