57 Foch St, Mowbray, TAS, 7248

House For Sale

Wednesday, 18 December 2024

57 Foch St, Mowbray, TAS, 7248

Bedrooms: 4	**Bathrooms: 2**	**Parkings: 4**	**Type: House**

Jeremy Wilkinson
0363379700

Prime Development Opportunity Awaits

This circa 1937 weatherboard home offers a prime opportunity for developers and renovators. Positioned on a flat 759 sqm block it features excellent potential to add a rear unit (STCA) while enhancing the existing property. With three to four large bedrooms a lock-up garage and ample off-street parking the possibilities are endless.

Ideally situated near the University of Tasmania the Australian Maritime College and just minutes from Mowbray's schools shops and cafes this property blends development potential with unbeatable convenience. Only 12 minutes from Launceston's CBD it's the perfect foundation for your next project.

Key Features:
• A circa 1937 weatherboard home awaiting your creative touch for renovation
• Potential for a unit in the rear (STCA)
• The perfect opportunity for first home buyers or renovators
• Situated on a flat 759 sqm block
• Three to four large bedrooms
• Open plan kitchen and family living
• Two bathrooms (bath, shower, toilet) plumbing options for easy renovation
• Lock up garage and plenty of off-street parking
• Close to University of Tas and the Australian Maritime College
• Only 3 minutes' drive to shops, schools, supermarkets & all city conveniences in Mowbray
• Close to local cafes and a plethora of eateries
• Only 12 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson for further information.

House size: 143 sqm
Land size: 759 sqm
Built: 1937
Council rates: $1,798 pa
Water charges: $1,148 pa
Council: Launceston City
Zoning: General Residential