

22/16 Barton St, Mowbray, TAS, 7248

Unit For Sale

Monday, 28 October 2024

22/16 Barton St, Mowbray, TAS, 7248

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Jeremy Wilkinson
0363379700

The Perfect Blend of Comfort and Convenience

This contemporary 2018 low-maintenance unit in Mowbray is the perfect blend of comfort and convenience. With three spacious bedrooms-two featuring built-in wardrobes and the main offering an ensuite and walk-in robe-there's plenty of room for families. The modern kitchen flows into an open-plan living area, creating an inviting space for gatherings. Additional features include a separate laundry for added practicality and reverse cycle air conditioning for year-round comfort.

Outside, the flat, fully fenced yard is ideal for pets, while the outdoor patio area provides a great setting for entertaining. Enjoy the security of garaging with internal access and appreciate the prime location just 9 minutes from Launceston's CBD. With both private and public schools, the University of Tasmania, Maritime College, and TAFE nearby, along with shops and eateries just a short walk or drive away, this property truly offers an exceptional lifestyle.

Key Features:

- 2018 low maintenance unit in Mowbray
- Three bedrooms property two featuring built-in wardrobes and the main bedroom featuring ensuite and walk in robe
- Modern bathroom and Open-plan kitchen and living area
- Separate laundry for convenience
- Equipped with reverse cycle air conditioning for added comfort
- Secure garaging with internal access
- Flat, fully fenced yard perfect for pets
- Outdoor patio area perfect for entertaining
- Only 9 minutes' drive to Launceston's CBD
- Near both private and public schools, the University of Tasmania, Maritime College, and TAFE.
- 13 minute walk or 4 minute drive to shops, eateries, supermarkets and services at Mowbray shopping centre

Contact Jeremy Wilkinson for further information.

Rental Estimate: Up to \$520 pw

House size: 118 sqm

Land size: 385 sqm

Built: 2018

Rates: approx \$1,495 pa

Body Corporate Fees: approx \$2,045 pa

Council: Launceston

Zoning: General Residential

Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate