

**1/53-55 Clark Street, Mowbray, Tas 7248**



**House For Sale**

Monday, 3 June 2024

1/53-55 Clark Street, Mowbray, Tas 7248

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 650 m2**

**Type: House**



Richard Sims  
0363344299



Erin OGrady  
0363344299

## Best Offers Over \$465,000

Welcome to 53-55 Clark Street, Mowbray - a fantastic investment opportunity or the perfect home for a growing family. This versatile property features a spacious three-bedroom, two-bathroom home complemented by a delightful granny flat, making it ideal for extended family living or as a potential source of rental income. Inside the main house, you'll find a functional kitchen boasting ample bench and cupboard space, seamlessly connected to the adjoining living and dining area, creating a welcoming space for family gatherings. The three generously sized bedrooms all include built-in robes, with the master bedroom featuring its own ensuite. The additional bedrooms are serviced by a well-appointed central bathroom. The home also includes a separate laundry space and a versatile storage/rumpus area, perfect for various uses. Adding to the appeal, the property offers a double garage, ensuring convenient and secure parking for residents. The granny flat is a standout feature, providing a separate kitchenette and bathroom, making it a self-contained unit. This space is ideal for accommodating additional family members or can be rented out to generate extra income. The granny flat also comes with its own carport, enhancing its convenience and functionality. Conveniently located just moments away from the tranquil Heritage Forest, residents can enjoy leisurely walks amidst nature's beauty. The nearby Mowbray shopping complex provides easy access to essential amenities, while the University of Tasmania (UTAS) and Launceston CBD are just a short distance away, offering a myriad of dining, shopping, and entertainment options. The Property is currently tenanted and is currently bringing in \$675 per week total. House \$400p/w and the studio unit \$275p/w Don't miss this exceptional opportunity to secure a property that offers both a comfortable family home and a lucrative investment potential. Contact us today to arrange a viewing and see all that 53-55 Clark Street, Mowbray, has to offer. - Functional kitchen with ample bench and cupboard space; - Adjoining living and dining area; - Granny flat with separate kitchenette and bathroom; - Moments away from tranquil Heritage Forest. - Unit rented until Aug 2024 & the house rented until Feb 2025 Built: 1962 Municipality: Launceston Land size: 650m2 approx. House size: 235m2 approx. Council Rates: \$2,564pa approx. Water Rates: \$2,005pa approx. Strata insurance \$921.60pa approx. Sims for Property 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.