

10 High Street, Campbell Town, Tas 7210



House For Sale

Monday, 3 June 2024

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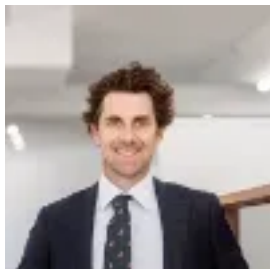
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1770 m2

Type: House



Nick Hay

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Best Offer Over \$420,000

Built in the late 1950's, 10 High Street offers a fantastic opportunity for the growing family or astute investor seeking to secure a solid spacious home. Situated at the northern end of the Midlands township of Campbell Town, this weatherboard home boasts a near new roof (replaced 3 years ago) and has been freshly painted throughout. Set back from the street, the home offers accommodation of 3 bedrooms, along with a huge rumpus/sunroom/utility that would work perfectly as a 4th bedroom. The master bedroom is finished with a built-in wardrobe. The spacious lounge room is warmed by a well-placed air conditioning unit and adjoins an enclosed paved BBQ/entertaining area. This makes an ideal 2nd living space during the warmer months. The kitchen features quality timber joinery along with a free-standing stove, and the nearby laundry + mud room has a handy 2nd toilet. The central bathroom is roomy with a larger than normal walk-in shower recess. The home is connected to town services (water, sewer and storm water) with the added bonus of 18 solar panels that on average provides 6.6kw of electricity to the home. The generous 1770m² block has a collection of fruit trees dotted throughout the front and back yards, a vegetable patch and lock-up garden shed. The lock-up timber workshop is set on a concrete slab, has power connected along with plenty of bench space - an ideal workshop or 'man cave/she shed'. You also get off-street parking for up to 4 vehicles and there is good car access into the backyard. This property is located within a short walk/drive along High Street to the town centre. Campbell Town offers a District School, good medical and aged care facilities, Service Tasmania, a Commonwealth Bank branch, IGA Supermarket along with rural merchandise outlet stores and a collection of specialty stores. For locals and tourists Campbell Town represents the major stop-over point for the commute along the Midlands Highway between all the major cities in Tasmania and is an ideal pit stop to stretch your legs, re-fuel and perhaps explore the historical township. Launceston is only a 40 minute drive, Hobart a 1hour 20 minute drive and the East Coast (Swansea) an easy 45 minute drive. To arrange an inspection of 10 High Street Campbell Town feel free to contact Nick Hay at Howell Property Group. If you are unable to view the property, we are offering virtual inspections and if there is anything that we can do to assist in making your buying experience better, please let us know. Facts: Council Rates: \$1,000 pa. approx. Water Rates: \$290 per quarter approx. Year Built: 1959 Roof Material: Galvanised Iron. Wall Material: Weatherboard. Zoning: General Residential Rental Estimate: \$420 to \$450 per week Howell Property Group 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 its validity.