

# 13 Alma Street, Youngtown, Tas 7249

## Sold House

Tuesday, 15 August 2023

13 Alma Street, Youngtown, Tas 7249

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 627 m2

Type: House



Yvonne Hawkins  
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## Contact agent

Built in 1973 this brick veneer home is ready for a re-vamp, kitchen, and bathroom could do with a re-fit as it has original fitments, Quick lick of paint to brighten up the home and you're ready to go! Double glazed windows already in the front of the home, 3 good size bedrooms, main with built-in robes, heating is covered by a wood-burner and a pellet fire. A separate bathroom and toilet plus large internal laundry which leads out to the shed which is approx. 12m x 8.4m x 3.0m wall height and a 30-degree pitch roof which would allow a large mezzanine floor to be added later if required. A huge shed for storing motorbikes, machinery, and other equipment. Ideal for a tradie who would like a world of possibilities to open for them. Close to everything in Youngtown and Kings Meadows with a bus route right passed your door to the City of Launceston. Council rates: \$1400.00 p/a approx. Water rates: \$1200.00 p/a approx Building size: 109m<sup>2</sup> approx. Land size: 627 approx. Year built: 1973 Shed size 12 x 8.5m\*\*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.