

13 High Street, Campbell Town, Tas 7210



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 2856 m2

Type: House



Nick Hay

0363108320

\$445,000

Meaning 'resting place' in indigenous language, 'Weeroona' is an early 1950's period home offering a number of original art-deco features. Owned by a respected and well known Campbell Town family since 1973, this well maintained weatherboard Galvanised Iron roof family home offers the following:- Separate kitchen, updated in the early 2000's with ample cupboard storage and quality cooking appliances which extends to a side access, complete with a space saving cupboard laundry.- Good size bathroom with bathtub, separate shower and large separate toilet room.- Formal dining room with original velvet wallpaper.- Spacious lounge room offering a sunny westerly aspect.- Second living/rumpus room complete with a fan forced enclosed Saxon woodfire.- Well positioned (in the hallway) Dakin Reverse cycle air conditioning.- Master bedroom with built-in wardrobes and freestanding wardrobes.- Two additional bedrooms ideal children's rooms and/or study.- An attached double lock-up garage with front and rear access. Split over two titles, the partly fenced property is set upon a large 2856m² parcel of land on the corner of High and Bond Street with multiple accesses onto all-weather driveway which traverses the centre of the property. The established country gardens have in the past been a host of many an open garden day and have been the centre of infamous garden parties for the local community. A collection of English roses, pines and gums surround the dwelling, providing privacy from the road with a practical lock-up storage shed in the rear corner of the property. 13 High Street is connected to all town services plus a small water tank storage for watering the garden. The double title parcel of land is ideal for future development, subject to council approval or maintaining the established country garden. Set at the northern end of the Midlands township of Campbell Town, 13 High Street is a short two minute drive south to the High street services of Campbell Town. Campbell Town is commonly known as the 'Heart of Tasmania' and is the hub of the central midlands area. It features a number of artisan and antique stores in addition to conveniences such as the district high school, medical and aged care facilities, Service Tasmania, Commonwealth Bank, IGA Supermarket and rural merchandise outlets. Offering a relaxed country lifestyle, Campbell Town and the midlands district are an affordable option for families, 'first-home buyers' and/or 'tree changers' seeking a piece of Tasmanian history, but still have the option to commute to the major centres of Launceston and/or Hobart or the golden beaches of the Tasmanian East Coast. Campbell Town is a leisurely 40-minute drive south of Launceston and 1hr 20 north of Hobart. This beautifully maintained art-deco family home has been a part of the same family for over 50 years and now it is your opportunity to secure 'Weeroona', a place of resting, at 13 High Street Campbell Town. To arrange an inspection of this property feel free to contact Nick Hay at Howell Property Group. Facts: Council Rates: \$1067p.a (approx) : Northern Midlands Council. Water Rates: \$240 p.q (approx) TasWater. Year Built: 1951 Land Size: 0.2856 Ha (0.42 acre) approx. Building Size: 113 m² (12.16 squares) approx. Zoning: 10.0 General Residential. Rental Estimate: \$400-\$450 per week. Note: This property isn't registered upon the Heritage List of Tasmania, 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. Prospective clients are advised to carry out their own investigations.