

# 13 Sherborne Drive, Dilston, Tas 7252



## Sold House

Thursday, 16 November 2023

13 Sherborne Drive, Dilston, Tas 7252

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 8191 m2**

**Type: House**



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**\$460,000**

To the point - • 1 bedroom with built in wardrobe • Bathroom + laundry combination • Open plan living + study space • Kitchen features basic appliances + plenty of storage • 8191m<sup>2</sup> / 2.02 acres • Build year 2002 • Bio-cycle (sewerage) • Garage/workshop • Cleared grassed area + native bushland • 20 minutes to Launceston CBD • 15 minutes to Mowbray • Gateway to Tamar Valley wineries

In more detail - Nestled amongst natural bushland, this basic 1 bed, 1 bathroom home is going to be perfect for someone looking for an uncomplicated and "back to nature" life. The ideal tree-change property sits on just over 2 acres overlooking scenic eucalypts and a gently sloping grassy front yard. The interior of the colourbond steel clad home is simple and essentially one open plan living space + kitchen, a bedroom and bathroom/laundry combo. There is a small partially sectioned off area of the living room that would make an excellent office/study. The kitchen is practical and simple, providing the essentials for your daily cooking needs. There are no "bells and whistles" here, but what you do get is a peaceful bush view from the large kitchen window. Any outdoorsy person will be excited by the possibility of developing the land further (STCA) and with ground already cleared and some previously constructed rocky garden beds in combination with mature native trees/bush, the canvas is blank and ready for you. There is a garage/workshop that will provide extra storage and space for those who like to tinker. Spend your weekend relaxing in peace & quiet knowing you are less than a 20-minute (approximately) drive to Launceston and an even shorter drive to the popular shopping centres of Mowbray. 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.