

**15 Alford Street, Howrah, Tas 7018**

**Raine&Horne.**

**Sold House**

Monday, 14 August 2023

15 Alford Street, Howrah, Tas 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**

**\$500,000**

This classic brick home is situated in the highly sought-after suburb of Howrah and is perfect for renovators or developers seeking a project. The property is positioned to capture the expansive water and mountain views from the home's existing living, dining and kitchen areas. Whether you're looking to keep the current well-established floorplan or start from the ground up, this near level allotment of approx. 556 sqm allows the opportunity for numerous development ideas (STCA). The unimposing residence sits at approx. 120sqm, ready for the astute buyer looking to customise to suit their individual style. Currently comprising of three bedrooms, the master is generous in size with built-in robes, the central bathroom offers a separate shower, bath, and separate toilet. The laundry lends access to the fully fenced backyard with established vegetation awaiting a green thumb or why not extend on the existing dwelling to utilise the generous yard space and optimise the water views. The property offers under-house storage, undercover parking, and additional off-street parking. Ideally located to take full advantage of the family friendly community of Howrah, superb schools, beaches, and nearby parks, along with the convenience of all major amenities, bike/walking trails and only a short 15-minute drive from the Hobart CBD, do not miss your opportunity to secure your future in Howrah. 15 Alford Street, Howrah is offered For Sale by Expressions of Interest closing 2:00 pm Tuesday 4th July at the offices of Raine & Horne Hobart. NOTE: The Vendor reserves the right to enter into an agreement, accept an offer, or otherwise deal with the property at any time prior to the Expressions of Interest closing deadline.