

# 16 Gregory Street, Mayfield, Tas 7248

THE AGENCY  
Team Bushby

## Sold House

Tuesday, 5 September 2023

16 Gregory Street, Mayfield, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 557 m2

Type: House

**\$286,000**

Introducing an exceptional opportunity within the real estate market that offers remarkable value. Situated comfortably within the lower end of the market price range, this property presents a straightforward and comfortable living experience tailored to your needs, or a great investment opportunity. Featuring three well-proportioned bedrooms, the home ensures ample space for your family's comfort and privacy. The living area is enhanced by the presence of a wood heater that adds warmth and practicality, making it an ideal place to unwind during cooler days. Thoughtful practicality is evident throughout, with a linen cupboard located in the hallway, and separate toilet and laundry facilities, ensuring seamless day-to-day living. The enclosed porch leads to an outdoor area covered and sheltered, presenting a promising opportunity to transform it into a versatile outdoor space. The fully fenced yard is a neat canvas, adorned with established plants that offer a touch of natural beauty. Complementing this space are two garden sheds – one designed for wood storage and the other, a large workshop with workbenches, catering to various needs. Parking is stress-free with a designated carport and room for an additional three vehicles, providing ample space for your convenience. The property's close proximity to shops, public transport, and schools ensures that daily essentials and commuting are easily accessible, making this location highly convenient. In essence, this property stands as a practical and straightforward option, offering a functional layout. It presents an outstanding opportunity to craft a comfortable and convenient lifestyle without exceeding your budget. Council Rates approx \$1300 p.a. Water Rates approx \$1100 p.a.