

# 19 Marlborough Street, Oatlands, Tas 7120



## House For Sale

Wednesday, 27 March 2024

19 Marlborough Street, Oatlands, Tas 7120

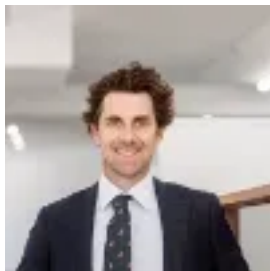
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 3597 m2**

**Type: House**



Nick Hay

0363108320

**\$440,000 - \$470,000**

Constructed in 1960, 19 Marlborough Street has been the address of its current owner since 1970 and presents as neat and tidy home with ample potential. For the family seeking an entry into the real estate market, the retiree after the space and privacy of large block to garden, or the savvy investor seeking development opportunities, 19 Marlborough Street offer plenty of options. Within walking distance of Lake Dulverton and Oatlands District School/Family Care Centre and only a short drive to the High Street services of the town, 19 Marlborough Street is set on a large fully fenced 3587m<sup>2</sup> (0.88 acre) parcel of land. The modest brick veneer galvanised iron roof home offers the following: - 2 good sized bedrooms + a slightly smaller 3rd which could double as a home office/library or sun room. - Sunny living room with in-built fan-forced woodfire place and reverse cycle air conditioning unit. - Practical kitchen/dining room with separate pantry room. - Two-way access to separate toilet and laundry/washroom. - Well maintained bathroom. - Additional fixtures such as fridge, dining table, microwave and wall heaters will remain with the property. The backyard is complete with plenty of sheds which are all in very good condition. From a lock-up single car garage, trailer shed, lock-up kennels, bird aviary, enclosed vegetable patch to a lock-up timber workshop/garage, 19 Marlborough Street has plenty of out building/storage options for the home handy-person or someone needing accommodation for pets. Dual access from Marlborough Street offers off-street parking options with clear access to the rear of the block. An assortment of established native trees and shrubs are set around the perimeter of the property. Oatlands is the major township within the Southern Midlands district and offers several services for residents. These include the multi-purpose health centre, district school (offering education up to Year 12), IGA supermarket and a diverse range of specialty stores. Oatlands is only one hour north of Hobart CBD and just over an hour and a half south of Launceston. In recent times, Oatlands has become a hive of activity with several specialty stores opening, which have been well supported by locals and intrastate visitors. For a well-maintained property in a quiet location, consider inspecting 19 Marlborough Street Oatlands. Council Rates: \$1313 p/y approx. Year Built: 1960. Land Size: 0.3497 Hectares (0.88 acre) approx. Building Size: 93 m<sup>2</sup> (10.10 squares) approx. Roof Materials: Galvanised Iron. Wall Material: Brick Veneer/Weatherboard. Council: Southern Midlands Council. Rental Estimate: \$420-450 per week. If you are unable to view the property, we are offering virtual inspections. At this time, if there is anything that we can do to assist you with your buying experience, please let us know. 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 to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.