

# 2-4 Broad Street, Campbell Town, Tas 7210



## Sold House

Monday, 14 August 2023

2-4 Broad Street, Campbell Town, Tas 7210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 3556 m2**

**Type: House**

## Contact agent

Positioned in the historically and culturally rich Campbell Town, this property presents an opportunity for you to acquire a quality family home or to nourish the prospective developer in you. Situated in a quiet, no-through street with a large frontage, the 3 bedroom and 1 bathroom dwelling is well kept and perfectly suited to couples and families alike. There is also a 3 bay shed with workshop and toilet which is conveniently positioned at the rear of the block. The quality kitchen with profiled joinery and stone benches is the perfect functional workspace and complements the large open living and dining room that engages with the covered outdoor porch. The perfect upsizer for some, downsizer for others - with potential to capitalise on the general residential zoned subdividable lot (STCA). The dog run, kennels and grooming shed are perfectly suited to buyers looking to operate a breeding business and the property currently has all required approvals to do so. Prominent features of this property include:

- generous 3,556m<sup>2</sup> site, zoned general residential
- 3 good sized bedrooms, all with built-in storage
- a contemporary kitchen with an abundance of storage space
- reverse cycle air conditioner and wood heater
- a selection of multi-purpose outbuildings
- designed to capture the northerly aspect

Campbell Town is the hub of the central midlands and has all the conveniences close by including schools, local supermarket, medical facilities, shops and cafes. Only 40 minutes to Launceston and 1 hour and 20 minutes to Hobart. Contact Lochie today to arrange your private inspection.