

**24 Vermont Road, Mowbray, Tas 7248**

**Sold House**

Wednesday, 21 February 2024

24 Vermont Road, Mowbray, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 758 m2**

**Type: House**



Michael Dearsley  
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**\$485,000**

Welcome to 24 Vermont Road, Invermay, where opportunity meets convenience! This neat brick home sits on a generous 758m<sup>2</sup> of land, offering endless potential for both investors and first-time home buyers alike. Boasting three generously sized bedrooms, each equipped with built-in robes, this residence provides comfortable living spaces ideal for a growing family or savvy investor. Stay cozy year-round with the convenience of a heat pump and a fire. With its ample land size, this property presents exciting development prospects (STCA), allowing you to explore various options to maximize its value. You can continue to generate income from the main dwelling while developing the rear portion of the property. Strategically located near UTAS, the Australian Maritime College, Mowbray shopping precinct, and primary schools, convenience is at your doorstep. Enjoy easy access to amenities and a short drive to Launceston CBD, ensuring a well-connected lifestyle. Whether you're seeking a promising investment opportunity or a place to call home, 24 Vermont Road ticks all the boxes. Year Built - 1959 Rental estimate: \$450 p/w House size: 113m<sup>2</sup> Land size: 758m<sup>2</sup> Water Rates: \$1,180 p/a Council Rates: \$1,800 p/a