

**28 Verdun Street, Mowbray, Tas 7248**



**House For Sale**

Monday, 4 December 2023

28 Verdun Street, Mowbray, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 691 m2**

**Type: House**



Kyle Barrett

0492492873

**\$375,000 - \$425,000**

Located at 28 Verdun St in Mowbray, this property stands out as an exceptional opportunity within the thriving Northern Tasmania growth corridor. With three bedrooms and a well-maintained bathroom, this residence offers comfortable living arrangements. One of the property's key features is the ample garage space, providing flexibility for storage or potential adaptation to include an additional room. This potential to adjust the floor plan allows for customization and expansion, catering to various lifestyle needs or investment prospects. Moreover, the property boasts significant development potential at the rear, subject to council approval. This presents a rare chance for further expansion or modification, adding significant value and diversifying the property's usage. Strategically situated between the University of Tasmania relocation site and the Australian Maritime College, this property is in an ideal location for those connected to these educational institutions. Its positioning within this growth corridor accentuates its desirability for prospective tenants or buyers seeking proximity to these prominent centers. The scarcity of such opportunities within this rapidly developing area makes 28 Verdun St an exceptional prospect for both residency and investment. Its existing features, potential for adjustments to the floor plan, and the opportunity for development (STCA) underscore its promise and versatility in meeting various needs and aspirations.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.