

# 30 & 30a Vermont Road, Mowbray, Tas 7248

McGrath

## House For Sale

Saturday, 10 February 2024

30 & 30a Vermont Road, Mowbray, Tas 7248

Bedrooms: 3

Bathrooms: 2

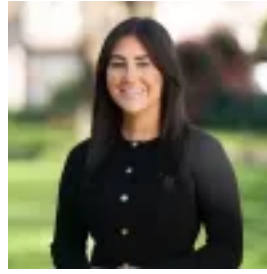
Parkings: 2

Area: 506 m2

Type: House



Josh Hart  
0363357400



Tiffany Henricks  
0363357400

**\$495k - \$555k**

- Front home (\$330 pw) two bedrooms, bathroom & large living room- Back unit (\$280 pw) one bedroom, bathroom, open plan lounge room- Total rent (\$610 pw) further uplift opportunities in the future- Rare to find a set up like this on one title within walking distance to services- Directly opposite Mowbray Shopping Centre, bus stop and local parks- Shared laundry room separates both properties- Off street parking for both tenancies and lock up shed - A great investment for those looking at diversifying their portfolio- Ideal if you are looking at securing an affordable home, whilst renting the other- Easy walk to the Launceston CBD via Heritage Forest- Close proximity to Australian Maritime College & UTAS