

# 31 Beefeater Street, Deloraine, Tas 7304

## Sold House

Saturday, 12 August 2023



31 Beefeater Street, Deloraine, Tas 7304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 731 m2**

**Type: House**

**\$350,000**

This property is just waiting for the right investor or renovator to breathe new life into it. Set on a generous 731m<sup>2</sup> block of land, the possibilities for improvement are endless. Boasting two bedrooms complete with built-in wardrobes, and a single bathroom, whilst this home is waiting for someone to shower it with the love and attention it deserves, it presents as a fantastic opportunity for those looking to create something special. The separate living and dining areas, along with an indoor laundry, provide the perfect canvas for you to make this house a home. The property offers a neat, good-sized yard, which is fully fenced for your privacy and security. The undercover area could be utilised as either car parking or transformed into an outdoor entertaining space. The heat pump and undercover car parking only add to the property's potential. Not only does this property have the potential for improvement, but it is also situated in a prime location, just a stone's throw away from Deloraine's bustling shopping hub and within close proximity to local schools. Deloraine is a picturesque town on the Meander River, conveniently located just 50 km west of Launceston and 52 km south of Devonport along the Bass Highway. With its incredible location, ample land size, and scope for improvement, this property is just waiting for you to make your mark! Council rates: \$238 p/q approx. Water rates: \$268 p/q approx. Building size: 86m<sup>2</sup> Land size: 731 m<sup>2</sup> approx. Year built: 1956 Rental estimate: \$280 per week approx. Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.