

# 31 South Terrace, Lauderdale, Tas 7021



## Sold House

Friday, 19 January 2024

31 South Terrace, Lauderdale, Tas 7021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 668 m2**

**Type: House**



John Crane

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**\$500,000**

If location and potential are important to you then 31 South Terrace is a must see property. This cute cottage could do with some TLC but what an opportunity it presents. The cottage is totally functional and is connected to the Lauderdale sewage. There are two bedrooms, a functional bathroom and kitchen, so why not move in and build your dream home at the back of the 668m<sup>2</sup> flat block of land. Or remove the cottage and optimize this Lauderdale blocks potential and build 2 units (STCA) or build your architecturally designed beach house. 3 minute walk to the local shops and cafe and 3 minutes' walk to the pristine and family friendly Lauderdale beach. Overlooking the Lauderdale Canal this property has opportunity written all over it. This property would suit a range of buyers including families, retirees, or a wise investor. Fantastic opportunity for Air BnB accommodation or long-term rental. Approximately 25 minutes to Hobart CBD with schools, shopping centre and medical services all close by 15 minutes to Hobart Airport. 31 South Terrace is a private and quiet location and is only minutes away from supermarkets, fuel, cafes, restaurants, take away food, local school and public transport. Opportunity not to be missed. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.