

**6/16 Barton Street, Mowbray, Tas 7248**

**Sold Unit**

Friday, 25 August 2023

6/16 Barton Street, Mowbray, Tas 7248

**Bedrooms: 3**

**Bathrooms: 2**

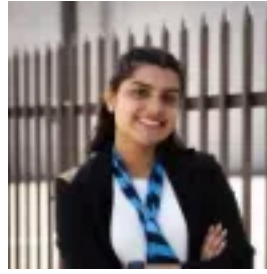
**Parkings: 2**

**Area: 118 m2**

**Type: Unit**



Jeremy Wilkinson  
0363379700



Nav Kaur  
0363379700

**\$500,000**

This 2017 built modern unit is perfectly situated next to the picturesque Mowbray Golf Course, treating you to tranquil views across the sprawling fairway with minimal through traffic. Featuring an open plan design, the kitchen seamlessly blends into the dining and lounge areas, creating a harmonious space. With three generous double bedrooms, each equipped with built-in wardrobes, the master bedroom goes the extra mile with its contemporary ensuite. The sleek main bathroom features a walk-in shower, while reverse cycle air conditioning ensures year-round comfort. A remote-controlled garage with internal access, off-street parking, and a fully fenced, low-maintenance garden with a courtyard for entertaining complete this remarkable unit.

Features:

- Superbly located next to the Mowbray Golf Course with views across the fairway.
- Quiet location with very little passing traffic
- Open plan kitchen, dining & Lounge
- Modern kitchen with dishwasher and soft close drawers
- Three double bedrooms in total (3 with built in wardrobes)
- Master bedroom offers built-in wardrobes and modern ensuite
- Contemporary main bathroom with walk-in shower
- Reverse cycle air conditioning
- Remote controlled garage with internal access, off-street parking
- Fully fenced, easy care garden with courtyard for entertaining plus a garden shed
- Easy walking distance to supermarket, shops, doctors, chemist, cafes
- Close to private and public schools
- Only 8 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental return: \$420 pw (Lease end 12/05/2024)\*\* Inspections will require at least 48 hours' notice\*\* Unit size: 99 sqm Garage size: 19 sqm Land size: 365 sqm Built: 2017 Rates: \$1,558 pa Body corporate: \$1,500 pa Council: Launceston Council zoning: General Residential Heritage listed: No\*\*

Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*