

**65 Mayfield Street, Mayfield, Tas 7248**

**House For Sale**

Saturday, 9 December 2023



**65 Mayfield Street, Mayfield, Tas 7248**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 587 m2**

**Type: House**



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**\$475,000 - \$515,000**

You have to see this house! If you have been looking for a property that has all the space you need to securely store your valuable collection items, entertain in comfort, work on projects, a low maintenance yard and generous room sizes then this home is definitely worth an inspection. Built in 1955, this clad weatherboard home has 3 generous bedrooms, huge bright open plan living area, Tas Oak kitchen and spacious bathroom. With 2 driveways and a remote-controlled garage door, there is ample off street parking including space for the caravan and boat. All the hard work has been completed over many years and this fabulous family home is ready to move in to and enjoy, whether you are a first home buyer or downsizing but still need lots of storage space, or perhaps an investor looking to buy a solid investment property in Launceston. Features include:

- 3 generous bedrooms – all with built in robes
- Huge Open plan living with Pellet heater & Reverse Cycle Air conditioner (Heatpump)
- Spacious bathroom with easy walk in shower & double vanity
- Tas Oak kitchen with ample storage including pantry
- 32 Solar Panels offering excellent energy savings
- New Colourbond roof and guttering
- Re-wired
- Undercover BBQ area including freestanding BBQ and tools
- Interconnected area to large Rumpus Room and Utility room
- Secure lockable storage room with built in shelving
- Dual driveways offering ample off street secure parking
- Remote controlled garage including a spare new wider roller door
- NBN connected

Quietly situated near the end of the street conveniently located approx 2.5km from Australian Maritime College & University of Tas Newnham campus and Mowbray Shopping Precinct and just a 10 minute drive from CBD. Council rates: \$1,400p/y approx. Water rates: \$300 p/q approx. Building size: 144m<sup>2</sup> approx & 72m<sup>2</sup> garage/workshop Land size: 587m<sup>2</sup> 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.