

91 Main Street, Cressy, Tas 7302



House For Sale

Friday, 29 March 2024

91 Main Street, Cressy, Tas 7302

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1204 m2

Type: House



Jack McCarthy

0466477078

Offers over \$425,000

Welcome to 91 Main Street, Cressy. As a resident of Cressy myself, I am proud to present this opportunity to secure your own piece of our township. Cressy is known as Tasmania's Trout capital for the good fishing in the area and is home to the well-known Tasmanian Trout Expo, held every September. Known as the Gateway to Trout Fishing Paradise, the Cressy area is a mecca for fly fishing, being the gateway to Brumby's Creek, the Weirs, and the Macquarie, Lake and Liffey rivers, all top spots that attract anglers from around the world. This family home is located conveniently a stone's throw from the IGA, Ringwood hotel, a refreshing local pool, Cressy Local District School and the famous Rustic Bakehouse, offering the perfect situation for a young family looking to break into the market or the savvy investor looking to hold a property in the heart of Cressy. Featuring three bedrooms and a study this home offers room for a growing family. Designed with practical use in mind, with a separate toilet, conveniently located laundry and generous pantry for all cooking needs, the floorplan offers ease in everyday living. In the cooler months retreat as a family into the heart of the home where you are presented both a fireplace and reverse cycle split system to keep everyone cosy. As you step into the back yard you're welcomed by vegetable gardens, chook houses and a substantial sized garage with both an external retreat space and room to use as a workshop. This home is located on a block of land approximately 1,204m² offering space to further develop, build or redesign as time passes (STCA). So, if you are looking for a friendly and inviting community located a short 30 minutes from Launceston, contact me today. Built: 1960 Zoning: General Residential Land size: 1,204m² approximately Building size: 108m² approximately Rental potential: \$400-\$450 per week Water Rates: \$290 per quarter approximately * PROPERTY VIEWINGS WILL BE ARRANGE PRIVATELY *** View Real Estate Launceston has obtained the information in this file from what we believe is reliable sources and has no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to carry out their own inquiries. All measurements are approximate. **