

# 12 Calais Street, Mowbray, TAS, 7248

## House For Sale

Friday, 30 August 2024

12 Calais Street, Mowbray, TAS, 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



David Hernyk

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## **Brimming With Potential!**

Welcome to 12 Calais Street, Mowbray - a property with dual access and brimming with potential! Nestled on a large 765m<sup>2</sup> corner block, this solid brick home offers endless opportunities for the savvy buyer. Whether you're looking to renovate, invest, or develop (STCA), this property is a rare find in a great location.

This 2 bedroom home is in original condition, providing a blank canvas for your creative vision. The spacious backyard, accessible from the street, offers plenty of room for your toys, whether it's a caravan, boat, or additional vehicles. There is also a right of way access on Title off Dover St for easy access to your chosen development, units, shed, garage, extension, the choice is yours.

Convenience is at your doorstep, with the Mowbray Marketplace just a short stroll away, offering an array of retail options and essential services. The property is also within easy reach of local schools and education facilities, including Launceston Grammar School's senior campus, Mowbray Primary School, UTAS Newnham Campus and the Australian Maritime College. Public transport options are close by, ensuring easy connectivity to the wider Launceston area.

For leisure and recreation, Mowbray Golf Course and bowls club is nearby, perfect for those who enjoy an active lifestyle. This prime location truly offers the best of both worlds-a peaceful suburb setting with all the conveniences of modern living just minutes away.

Don't miss out on this exceptional opportunity to secure a property with so much potential in the heart of Mowbray. Act now and start planning your dream home or investment project today!

Rental Estimate: Up To \$380 p/w

House size: 99m<sup>2</sup>

Land size: 765m<sup>2</sup>

Built: 1950

Rates: TBC

Council Zoning: Residential

Council: City of Launceston

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.\*\***