

**2 Brooke Street, Invermay, Tas 7248**

**House For Sale**

Monday, 11 December 2023



**2 Brooke Street, Invermay, Tas 7248**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 245 m2**

**Type: House**



Wayne Zaverdinos  
0363431329

**\$445,000 - \$465,000**

A little piece of history nestled in Invermay is this quaint worker cottage. Built in the early 1900s, brimming with character and offering a glimpse into simpler times. With two good sized bedrooms the property is perfectly positioned close to the CBD and boasts some original features that are sure to delight. Timber floorboards that flow throughout, complemented by character fireplace mantles in the bedrooms. A storied old iron stove is inset in the kitchen fireplace, complete with a mounted mantle that conjures a sense of nostalgia. The updated kitchen area and bathroom offer modern conveniences. A heat pump ensures year-round comfort, while the undercover carparking and additional off-street parking make coming and going a breeze. The low maintenance garden featuring a paved area at the rear of the property with the ability to be developed into a private entertaining area leading out from the kitchen. The garden shed offers additional storage, and the entire property is fenced for privacy. With two chimneys, a small indoor laundry area, and original features galore, this neat and tidy cottage represents an exciting project for someone with an appreciation for history and an eye for potential. Situated within walking distance to the Invermay Primary School and only a short drive to both campuses of the Tas. University. First home buyers and investors should put this one on their shopping list. Council rates: \$368 p/q approx. Water rates: \$112 p/q approx. Building size: 93m<sup>2</sup> approx. Land size: 245m<sup>2</sup> approx. Key2 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.