

**67 Foch St, Mowbray, TAS, 7248**



**House For Sale**

Thursday, 24 October 2024

67 Foch St, Mowbray, TAS, 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**

## Great Opportunity in Popular Mowbray!

Nestled on a spacious and level 767m<sup>2</sup> block with both front and rear access, this charming weatherboard home, built in 1940, is the perfect blend of character and convenience. Whether you're looking for a family home, investment property, or future development (STCA), this property offers endless possibilities! Just minutes' walk away from Mowbray shopping precinct, Mowbray Primary School and the AMC.

The home features:

Two generous bedrooms, perfect for comfortable living

A large open-plan living/family room, ideal for gatherings and relaxation

A functional kitchen with ample storage space

A bathroom with a shower over bath

An enclosed and secure sunroom at the front, offering additional storage space or potential as a small sleepout.

The level block offers easy access for vehicles to both the front and rear of the property and includes a large garage and workshop on the Foch St side, plus a 4-vehicle carport and additional shedding for all your storage needs at the rear.

Currently tenanted with long-term tenants at \$380 per week (lease expiring August 2025), this is a fantastic opportunity for savvy investors to secure a solid rental income. Plus, the rear of the property offers potential for future development, subject to council approval (STCA).

Don't miss out on this versatile property in sought-after Mowbray. Contact our team today to arrange your inspection!

**\*\* 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. \*\***