

# 7 Treherne Street, Mayfield, Tas 7248



## House For Sale

Sunday, 23 June 2024

7 Treherne Street, Mayfield, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Stuart McLeod



Jack McCarthy  
0466477078

## Best Offer Over \$345,000

This well positioned weatherboard home, constructed in 1957, boasts an ideal blend of charm and modern convenience. Situated on a spacious 605m<sup>2</sup> level corner block, the property features three comfortable bedrooms, a spacious formal living room, with an updated kitchen and bathroom. The interior is enhanced by timber-look flooring that adds warmth and style to the home. A separate laundry room provides added convenience, while the reverse cycle unit ensures year-round comfort with both heating and cooling. Perfectly located, this home is within easy reach of all essential services, including shopping centre's and schools, making it an ideal choice for families. Additionally, it offers a quick 10-minute drive to Launceston CBD. Currently leased until mid-November 2024, this property presents a fantastic opportunity for investors looking to expand their portfolios. It's also a great entry-level home for first-time buyers. Private inspections are available by appointment. Don't miss out on this versatile and appealing property! Contact us today to arrange your private viewing. Built: 1957 Land size: 604m<sup>2</sup> approx Building size: 100m<sup>2</sup> approx Council Rates: 1,328.32 per annum approx Lease term: Ending 19/11/2024 Rental return: \$340 per week\*\* 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.\*\*