



## 17 Hume Street, MAYFIELD, TAS 7248

### A Rare Opportunity!

The owners have put the 'hard yards' in to get this build to a stage where the finishing off work just needs to be done. If you are keen for an affordable start to property ownership, or looking for an investment opportunity, you can't go past this one!

Situated in Mayfield at the northern end of the suburb, the property is of modest size (14.8 sqm approx.) with a plan for three bedrooms, master with ensuite and walk in robe, large open plan lounge, kitchen & dining area facing east for the morning sun.

The home has been transported to the site in two sections and boasts impressive steel beam construction and large picture windows reminiscent of the popular 60's style. A single carport at the front under the roofline gives it stylish appeal from the street.

Colorbond external cladding has been mostly completed except for the rear wall (the home was designed for the final cladding to be brick). The roof is of 'cliplok' aluminium.

All plumbing is in place for the final fitout for bathrooms, kitchen and laundry. The flooring is mostly done but has some damage at the rear where the wall is unfinished.

**TYPE:** Sold

**INTERNET ID:** 22663134

#### SALE DETAILS

**Offers over \$105,000**

#### CONTACT DETAILS

**Elders Towns Shearing**  
58 Elizabeth Street  
Launceston, TAS  
03 6334 3484

**Christine Hansen-Coret**  
0402 887 863

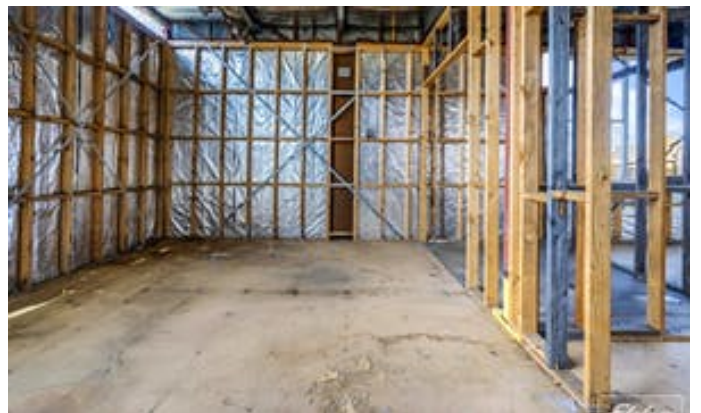
Outside has been partly landscaped with low brick retaining walls at the rear and sides, gravel on paths and a short concrete driveway to the carport.

All plans and current permits are in place; all you have to do is 'make it happen'. You may even qualify for the Commonwealth HomeBuilder Grant (\$25k - Substantial Renovation).

Other features: Close to Schools, Close to Shops

- Land Area 653.00 square metres
- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport

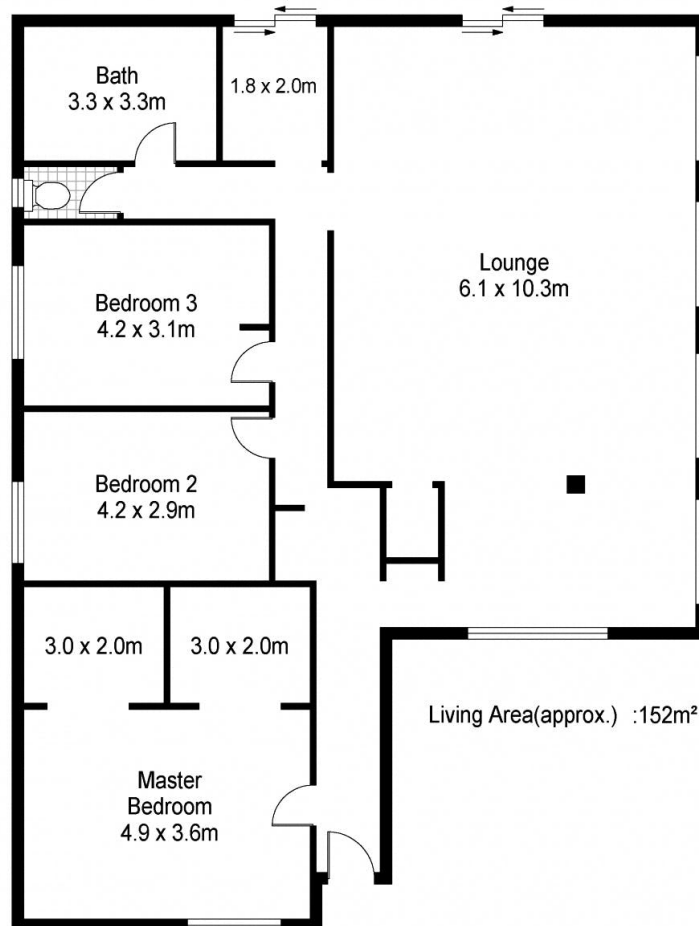








# 17 HUME STREET



Towns Shearing



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from source we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

