



12 Groom St, St Marys



## RENOVATED 4BR 2 BATH FAMILY HOME IDEAL INVESTMENT \$415,000

Situated on a flat allotment within walking distance to St Marys Hotel ,shopping centres, post office, school, playgrounds and skate park.

This historic home has had extensive renovations but carefully in keeping with its original charms and features.

4 large bedrooms. Master bedroom with ensuite and a family bathroom that includes bath and shower and seperate toilet.

Open plan kitchen, dining and lounge.

Both electric heating and wood fire.

Some furniture is included in the sale.

Vendor has indicated that the walls and ceiling of the house are fully insulated.

15 km to beach and bush walking all around St Marys .

Call Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au/ praveenp@tasbps.com.au INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

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|----------------------|-------------|
| <b>Price</b>         | \$415,000   |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1840        |
| <b>Land Area</b>     | 885 m2      |
| <b>Floor Area</b>    | 232 m2      |

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



NOTE: All figures are approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.