



17 Meredith Street NEW TOWN, TAS



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## Prime location

Situated at the end of a quiet and friendly no through road, this three-bedroom weatherboard home offers a fantastic opportunity to access this highly prized neighbourhood - but you'll need to bring all your trade skills, DIY know-how and a grand vision to restore this unique residence to its former glory.

While dedicated work is required, the potential of this modest property is clear. Spacious and sunny rooms, plus beautiful original features such as Tas Oak floorboards throughout, timber window frames, and corner fireplaces will make this such an appealing place to live.

The level 568sqm block can be fenced to create a secure play area for kids and pets; and just imagine how an extensive veggie garden, pleasant entertaining area, or low maintenance landscaping could add value and enjoyment for the new owners. The driveway provides ample

### Inspect:

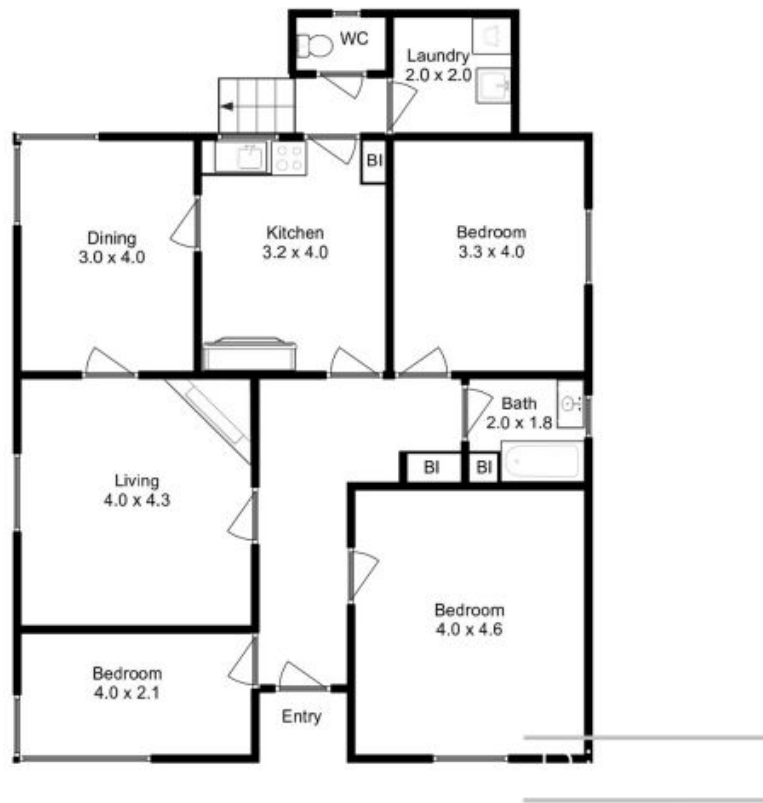
Thursday, 17th October 2024 4:30 - 5:00  
Saturday, 19th October 2024 11:30 - 12:00

**Council Rates:** \$2,000.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

## Mel Shutt

Director and Real Estate  
Agent  
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All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open<sup>2</sup>view.com for Ripple.

Approx. floor area : 113 sqm