



47 High St, Mathinna



QUAINT COMFORTABLE 2BDR COTTAGE MATHINNA O/O \$245,000

Affordable, stress free cottage on large block, large enough to have a veggie garden and your own supply of eggs and poultry. This price point is hard to find, very comfortable, with insulation and an efficient wood heater.

Thousands of Dollars spent in upgrades, adding two bedrooms, with all round insulation, fans and fire alarms, bathroom added and rear entrances/laundry. Attractive garden shed with concrete floor and power added.

The two bedrooms were added in 2021, have insulation in walls, ceiling and under floor, wired in smoke alarms.

Practical kitchen (stainless steel benches and flash backs, vinyl floor) which originally had commercial approval, lounge has cathedral ceiling, carpet, windows are anodised aluminium. Great front veranda to set upon and watch the sun set.

Bathroom has shower and vanity, separate toilet, rear entry laundry.

Two large colour-bond garden sheds, both with concrete floors, one with power, town water and septic tank. Paling fence on three sides.

Mathinna was established in about 1890 with the discovery of gold, it was at one time the third largest town in Tasmania. It was named after a Tasmanian Aboriginal girl who was sent to live with the governor. Mathinna

🛏 2 🚿 1 🚗 10 📏 1,012 m2

Price	\$245,000 offers over
Property Type	Residential
Property ID	1966
Land Area	1,012 m2
Floor Area	65 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



is 1hour and 13 minutes or 81 kilometres from Launceston via Blessington, or 83 klms from St Helens. It has a fully sealed road via the Esk Highway.

With a population of approx 150, a great location for people who want to go hunting and fishing, prospectors, wood hookers, anybody who enjoys a quite life in a small country community.

Call Paul Scott on 0477 771 098 or contact Praveen Pant on 0432 256 682 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.

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.