



### 11 Cotton Street LATROBE TAS

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Built in 1890 and located in the heart of Latrobe everything is an easy commute by foot from this little gem.

Situated on 426 square metres of land, it is a perfect size for those with a busy lifestyle or someone wanting to downsize.

The home features 2 large bedrooms, a living/ dining area that's kept cosy via the wood heater, new heat pump and an updated kitchen and bathroom.

There is an out door patio, a garden shed and a woodshed, leaving enough room to park your car in the fully enclosed yard.

Call us today!

**Type** : House  
**Price** : \$ 249,000  
**Building Size** : 9 sqm  
**Land Size** : 426 sqm  
**View** : <https://www.mbre.com.au/sale/tas/burnie-devonport-nw-tas/latrobe/residential/house/7328342>

**▼ Ground Floor** TOTAL AREA: 77.08 m<sup>2</sup> • LIVING AREA: 77.08 m<sup>2</sup> • ROOMS: 5



This floor plan has been created by Michael Burr & Assoc Pty Ltd. Floor plan to be used as a guide only.