



## 17 Mary Street CYGNET TAS

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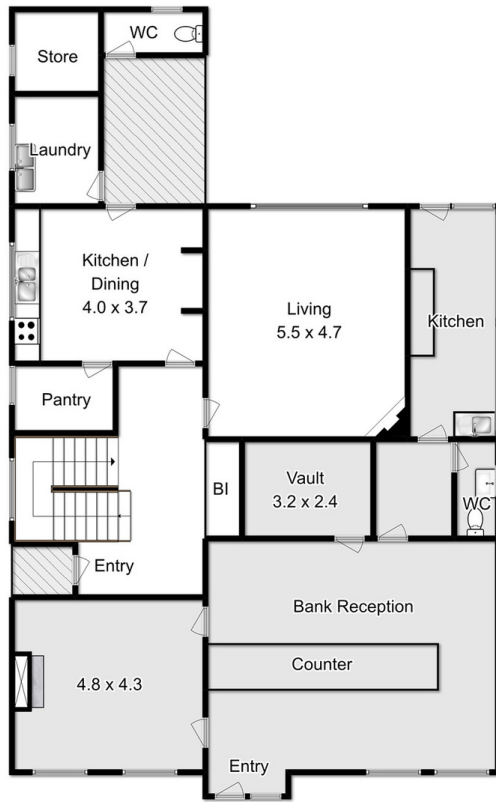
Located in the heart of the retail and commercial hub of the busy town of Cygnet this building constructed in 1938 enjoys an imposing street presence and provides a total floor area of 279m<sup>2</sup>. The building has been previously occupied by a bank for a number of years and the street frontage with some renovation could be bought back to profitable tenatable premises. The commercial section comprises a spacious front reception area with large timber desk previously used for bank tellers. Behind this is a security coded safe with heavy duty iron door and ample storage space inside. In addition to the main area is a separate conference room or office with large windows letting in natural sun light and features and open fire place. Completing the commercial area is a kitchen and toilet with an exit to the back of the property.

From the rear of the premises you can access the 4 bedroom residence which is need of some love and

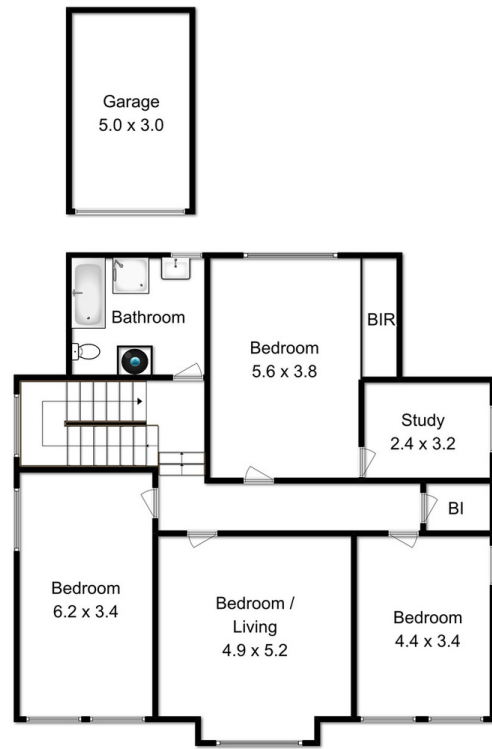
**Price** : \$ 500,000  
**Building Size** : 279 sqm  
**Land Size** : 1069 sqm  
**View** : <https://www.taspr.com.au/4857998>



**Maree Oost**  
**03 6264 2888**



Lower Floor



Upper Floor

Fixtures and fittings are for display only and not to scale.  
 All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com

Approx. house area: 228 sqm  
 Approx. bank area: 98 sqm  
 Approx. total area: 326 sqm

