

Sold



16 Lilydale Rd, Rocherlea



## Investment and Development Opportunity

This neat and tidy three bedroom home is potentially an excellent investment in the current market along with the option of developing the land (STCA). Built by the current owner, this 1954 home offers no-fuss living with a spacious, comfortable floorplan.

The room configuration includes three double bedrooms (two with built-ins), lounge room, dine-in kitchen, updated bathroom, separate toilet, laundry and a front sunroom offering loads of natural light. The new flooring (carpet and vinyl), paintwork and quality window furnishings create a neutral base ready for the next occupant. The fenced backyard, vegetable patch and a free-standing double garage complete the picture.

The property's main drawcards are the convenient location, the potential rent return and expansive land size which opens up some excellent options behind the existing house.

Only a short drive to Mowbray Marketplace, both the Maritime College and University campuses and Launceston CBD, this is an area where affordable real estate is still a possibility.

Call Rae today on 0455 445 300 to find out more.

3 1 2 1,816 m2

<b>Price</b>	SOLD for \$260,000
<b>Property Type</b>	Residential
<b>Property ID</b>	266
<b>Land Area</b>	1,816 m2
<b>Floor Area</b>	111 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



[Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.]

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.