

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

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

### Agent Details

#### Office Details

Launceston  
108A Tamar Street Launceston TAS  
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0408 139 862



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