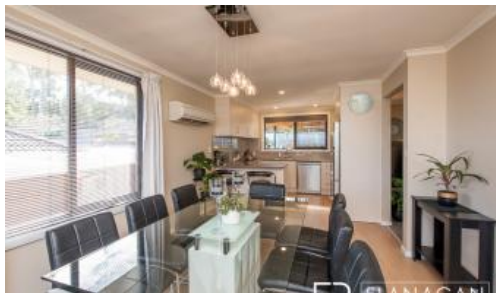


Sold

25 Ingamells St, Prospect



## INVESTMENT NOW, LIVE IN LATER

This impressive home is a rare find in the current market offering comfort and convenience in the popular suburb of Prospect.

There is much on offer here and the split level floorplan allows for plenty of options. The top section of the house has been nicely updated with quality floor coverings, window furnishings and light fittings. A modern kitchen with breakfast bar opens to a dining area perfect for dinner with friends, while the adjoining lounge room is spacious and comfortable. Glass sliding doors lead out to an expansive undercover deck and a ground level paved area, allowing for year round entertaining.

Three of the bedrooms (all with built-ins) are located upstairs, while downstairs there is a space that could potentially be converted into a self-contained one bedroom unit (STCA). This area comprises a multipurpose family room with corner kitchenette, a fourth bedroom plus a shower room with toilet.

There is the convenience of a separate laundry downstairs and secure parking, including a double remote access garage plus a single carport. Solar panels assist with keeping the power bills low and the fully fenced back yard overlooks a peaceful bush reserve. There is also a garden shed and loads of space for children and pets to play safely.

🏠 4 🚗 2 🚗 3 📏 651 m2

**Price** SOLD for \$440,000

**Property Type** Residential

**Property ID** 330

**Land Area** 651 m2

**Floor Area** 210 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



This home is perfectly located within walking distance to great schools, cafes, shops and a medical centre so call Rae today to find out more.

Note: Be advised the current owners do require a 'rent back' period post settlement.

Annual Launceston City Council rates \$1500 approx.

Annual Taswater rates \$1000 approx. + usage

Rental Appraisal \$420 per week

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.