

Sold



1/28 St Andrews Circle, Prospect Vale



## Perfect First Home or Downsize

This neatly presented two bedroom home is conveniently located only 15 minutes from Launceston CBD and a stone's throw from Country Club Casino and golf course. The corner block is a considerable size while the property itself has the low maintenance feel of a villa unit.

Built in 1992 the floorplan is simple but highly practical with carpet and vinyl floors and functional rooms. There is a sunny enclosed front porch and entry door, that leads into a lovely open plan living and dining area. The kitchen nook is compact but still offers enough bench space and storage for a single or a couple.

Both the double bedrooms offer floor to ceiling mirrored built-ins and there are quality window furnishings, floor coverings and light fittings throughout. The original bathroom is immaculate, offering both a bath and a shower and there is the convenience of a separate toilet.

A spacious laundry room is located at the back of the single garage, which has the potential to be converted into a second living room or third bedroom (STCA). The garage roller door is remote control and offers internal access to the home. Extra security is on offer here with a remote-control alarm system in place.

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<b>Price</b>	SOLD for \$333,000
<b>Property Type</b>	Residential
<b>Property ID</b>	334
<b>Land Area</b>	446 m2
<b>Floor Area</b>	103 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



Out the back door there is an undercover courtyard ideal for entertaining friends, along with a raised garden bed and two sheds. The expansive front yard is a blank canvas for someone keen to further establish the garden and there is plenty of lifestyle appeal with this property.

This one is a rare find in this price bracket so give Rae a call today on 0455 445 300 to find out more.

Rental Appraisal \$340 - \$370 per week

Annual Meander Valley Council Rates - \$1038

Annual Taswater Rates \$1200 + usage

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