

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.

 2  1  3  446 m2

<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

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.