







Prime Position, Prime Potential

3 1 3 506m2

This 'neat as a pin' property has been owned by the same family for over 35 years and is a rare find in this price bracket.

Originally built in 1957 it is impressive how well maintained and structurally sound this home is. There is unlimited potential to update and renovate, or simply leave 'as is' and still live comfortably. Some excellent modern additions have been made here with the installation of two reverse cycle air conditioners, a keypad security system, solar panels and a full rewire being completed in 2019.

The main rooms lead off an L-shaped hallway and include three bedrooms (all with built-ins), a bathroom with toilet, a separate lounge and open plan kitchen dining area. The spacious, comfortable lounge room takes up the front corner of the house and has large windows providing plenty of natural light. An original kitchen and adjoining dining space are the heart of the home and at the centre is an unexpectedly spacious walk in pantry. A basic laundry and single lock up garage are located underneath the house and there is an abundance of storage both here and within the house itself.

The yard is low maintenance with neat sections of lawn and long-established garden beds with reticulation. For the buyer with more than one vehicle this

Price	SOLD for $431,709
Property Type	Residential
Property ID	363
Land Area	506 m2
Floor Area	116 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FLANAGAN RESIDENTIAL

home is ideal, offering a single lock up garage, double carport and enough space to park a boat or caravan.

Note: The owner may require a ‘rent back’ period following settlement.

Call Rae today on 0455 445 300 should you have any further queries.

Rental appraisal from Property Wise Launceston $420.00 per week

Launceston City Council Rates $1457.00 approx.

Water Rates $1,200.00 approx.

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.