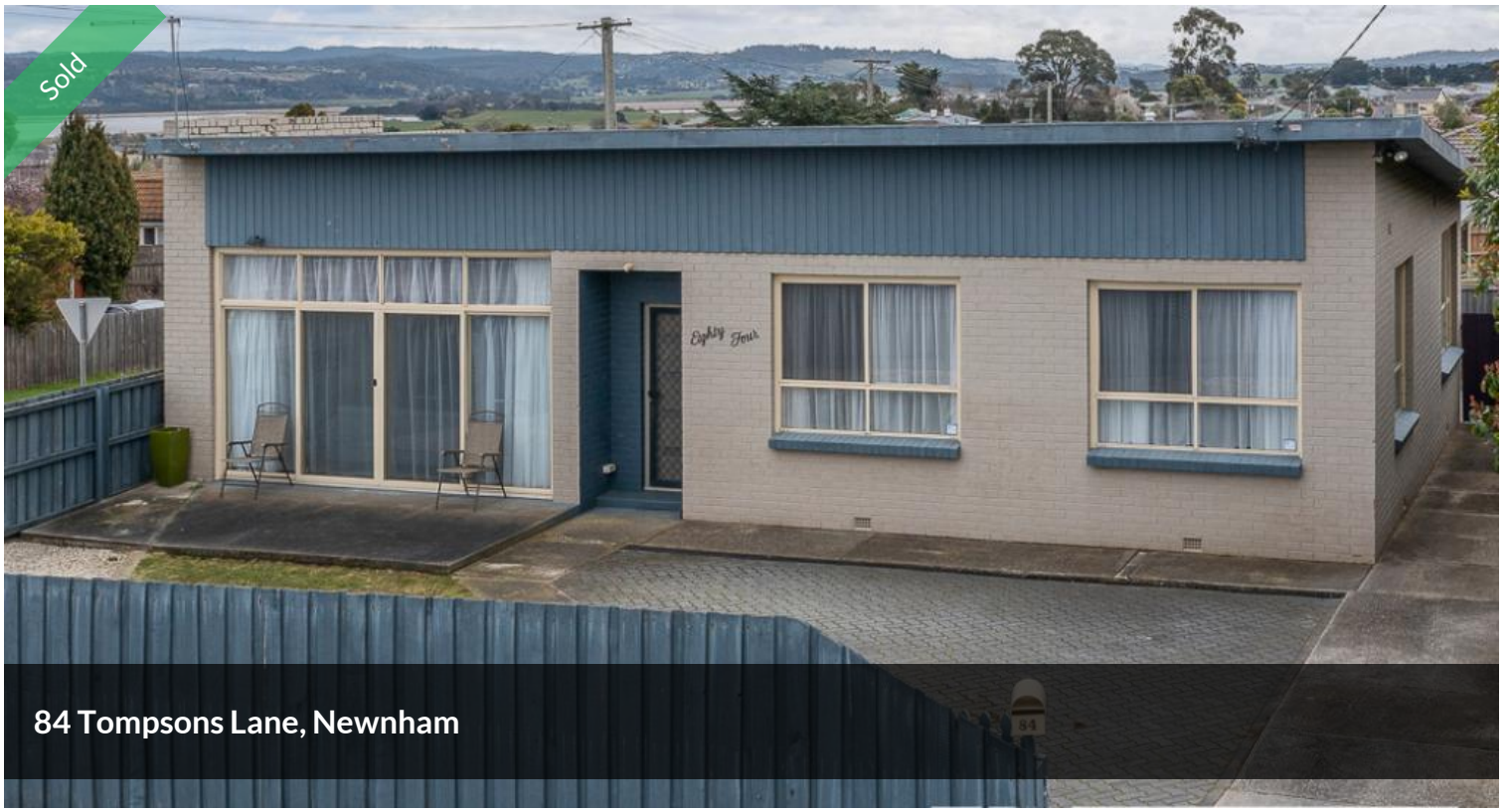








Affordable Investment or Future First Home

3 1 1 380m2

Tenanted until February 2022 this home is a rare find in the current market, offering low maintenance living in the heart of Newnham. Originally built back in 1959, buyers will be impressed by the updated interior and the neat presentation of the current tenants.

The property floorplan is compact but highly practical with substantial storage throughout and the added convenience of a separate toilet and laundry. Two of the bedrooms are spacious while the third is smaller (currently a nursery) and all three have built-in wardrobes.

A surprisingly large living room flows around to a dining nook and modern kitchen, which offers an expanse of bench space and quality stainless appliances. At the back of the house there is a fully fenced area complete with raised vegetable beds and a garden shed. There is a significant amount of off-street parking and plenty of space to build permanent garaging (STCA).

For buyer convenience a 'Pre-Purchase Building Inspection Report' has already been completed and a copy can be emailed on request. Some exterior work is required here, and this property will best suit an owner occupier or investor prepared to make these improvements in the future.

Unexpectedly 84 Tompsons Lane is considered a Strata Title with 2A Sebastian

Price	SOLD for $378,800
Property Type	Residential
Property ID	384
Land Area	380 m2
Floor Area	90 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FLANAGAN RESIDENTIAL

Court, the property located behind. There are no annual Strata Levies or shared insurance premiums and both properties (and owners) are entirely independent of each other.

Located only a few minutes' drive from the Mowbray shopping precinct, Tas TAFE and the Australian Maritime College this is an affordable property not to be missed. Call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council Rates approx $1597.60

Annual Taswater Rates approx $1001.00 + usage

Currently rented for $290.00 per week. August 2021 Market Rental Appraisal $360.00 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.