


# 165 Gravelly Beach Road, Blackwall







## Neat As A Pin, With Potential To Match

3 1 4 745m2

Currently tenanted until March 2027 and positioned in the quaint riverside community of Blackwall, this neat three bedroom home provides an appealing opportunity for investors, combining excellent presentation, everyday comfort and exciting future potential.

Immaculately maintained by wonderful tenants, this is a property that is sure to impress from the moment you arrive. With fresh carpet throughout, a new reverse cycle split system and plenty of natural light, there is very little to do but sit back and enjoy.

Set on a generous 745m² block, the property offers loads of outdoor space, and includes a paved entertainment area, a good size garden shed and off-street parking for the car, boat and caravan.

Preliminary discussions with West Tamar Council have indicated potential for future development given the General Residential zoning, the land size and adequate side access to the backyard (STCA).

For investors, an established tenancy provides immediate rental income of $450 per week, with the current lease in place until 31 March 2027. First home buyers and those seeking a relaxed lifestyle along the picturesque Tamar River

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| **Price** | Offers Over $539,000 |
| **Property Type** | Residential |
| **Property ID** | 669 |
| **Land Area** | 745 m2 |
| **Floor Area** | 99 m2 |

### Inspection Times

Sat 21 Nov, 2:30 PM - 3:30 PM

Sun 22 Nov, 2:30 PM - 3:30 PM

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston
108A Tamar Street Launceston TAS
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should also take a closer look, with the opportunity to secure this lovely home now and plan for the future.

A Pre-Sale Building Inspection Report has already been completed and a copy can be made available to all prospective purchasers at no cost.

Whether you are looking to invest, enter the property market or explore the potential of a generously sized block, 165 Gravelly Beach Road is an opportunity well worth considering.

Current weekly rent $450.00, currently managed by Roberts Exeter

Annual West Tamar Council Rates $1,494.00

Annual Tas Water Rates $1,218.32 (tenant pays 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.

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