

**1/3 Donald Street, Invermay, Tas 7248**

**House For Sale**

Wednesday, 21 February 2024

**1/3 Donald Street, Invermay, Tas 7248**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Dearsley  
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## \$450k-\$500k

Nestled in the heart of Invermay, this charming character home offers the perfect blend of modern convenience and timeless appeal. Boasting three generously sized bedrooms, this residence provides ample space for comfortable living. Step inside to discover a modern updated kitchen seamlessly flowing into the spacious living area, where high ceilings throughout create an airy and expansive atmosphere. Large character ceiling boards add a touch of elegance and warmth, enhancing the unique charm of this home. The master bedroom is a true retreat, featuring a bay window adorned with coloured glass accents, adding an extra touch of character and sophistication. Updated carpets throughout add a touch of luxury, while a heat pump, ceiling fan and fireplace ensure year-round comfort and coziness. The property also includes a heat transfer kit, providing efficient distribution of warmth throughout the home, keeping you comfortable no matter the season. A separate toilet and updated bathroom add convenience, while the partially undercover outdoor entertaining area is perfect for soaking up the sunshine. The low-maintenance yard means less time spent on upkeep and more time enjoying the outdoors. With an undercover carport and additional off-street parking, parking will never be an issue. Situated in a quiet cul-de-sac, this home offers peace and privacy, yet remains conveniently located close to Launceston CBD, shops, and the University. Council rates: \$1600 p/a Water rates: \$1050 p/a Year Built - Circa 1900 Rental estimate: \$450-\$500 p/w House size: 111m<sup>2</sup> Land size: 287m<sup>2</sup>