

# 1 Ross Avenue, Invermay, Tas 7248

## Sold House

Monday, 14 August 2023

1 Ross Avenue, Invermay, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 531 m<sup>2</sup>

Type: House



Michael Dearsley

0363326433

**\$475,000**

Nestled in Invermay, this charming weatherboard home sits proudly on a level allotment. With ample driveway access, this site would be perfect for a granny flat dwelling at the rear (STCA) for those looking to maximise a smart investment. Externally the home is in impeccable condition and has been well maintained by its current owners. Characterised by high ceilings, polished timber floors, carpet in two of the bedrooms, a flowing floor plan and well proportioned rooms the home has a cosy feel. Ensuring an ideal temperature is kept all year round is a reverse cycle heat pump and wood heater. This residence is a stone's throw away from the IGA Supermarket, Star Theatre, multiple primary schools, Heritage Forest, a walking track that is renowned for its beauty, UTAS Stadium, Inveresk Precinct, and the Queen Victoria Museum. Be it as an investment opportunity or as a family home, this residence provides the ideal solution to enjoying private living whilst still only being 6 minutes away from Launceston's Central Business District. The finer details: 3 bedrooms High ceilings throughout Polished timber floors Warm timber accents internally Master bedroom with study/sunroom Well appointed kitchen with gas cooking Reverse cycle unit for heating and cooling Wood heater Open plan living Side access down the left hand side of the house Re-roofed Detached carport Wood shed House size - 102 sqm<sup>2</sup> (approx) Land size - 531 sqm<sup>2</sup> (approx) Built - Circa 1920s Rates - \$ 1500 p/a Water rates - \$1200 p/a Municipality - Launceston The information on this website has in part been supplied to Harrison Agents Pty. Ltd. by third parties and all information is published solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the properties. Harrison Agents Pty. Ltd. has not checked the accuracy of the information and does no more than pass it on..