

**103 Goulburn Street, George Town, Tas 7253**



**House For Sale**

Thursday, 16 November 2023

103 Goulburn Street, George Town, Tas 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1104 m2**

**Type: House**



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## Offers Over \$319,000

On offer here is a three-bedroom (all of a good size, main with BIRS), one-bathroom (with a separate toilet), home. The property features an open-plan living/kitchen area with a breakfast bar, and there are polished timber floorboards throughout. There is a reverse cycle air conditioner in the living room, which is great for keeping the home at the ideal temperature all year round. The house is set towards the front of a huge 1104m<sup>2</sup> (approx) level block which leaves plenty of backyard space to do as you wish. Meaning that there is more than ample room towards the rear of the property to build a unit or granny flat (STCA) to help increase your investment return, build a bigger garage, or simply just add to the gardens. The backyard is fully fenced (providing the ideal space for any children or pets to safely play) and currently offers a large 6m x 3m shed. On top of this, the property is ideally located, being only a short drive from local schools, the town centre, medical facilities and the beautiful beaches at Low Head. This property would be an ideal investment property to add to your new or existing property portfolio with a tenant currently in place. The current lease expires in March 2024. Chattels include: Mitsubishi reverse cycle air conditioner, Chef stove, cooktop, rangehood, NBN. Development in George Town is now progressing at a rate never been experienced in the town's history, with so much happening from proposed new industry knocking on the door at the Bell Bay Industrial Port to new tourism ventures in and around the town. George Town has so much to offer, with 3 schools (two public & one private), a modern hospital, 2 supermarkets, as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre, social clubs, and the internationally designed mountain bike trails are nearby. All this, only minutes from the beach, a 35-minute drive to Launceston, and less than one hour to the Launceston Airport. Harcourts East Tamar has no reason to doubt the accuracy of the information in this document which has been sourced from means that are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. For more information contact Andrew Michieletto or Melissa Bennett at Harcourts East Tamar.