

# 12 Akuna Court, Prospect Vale, Tas 7250

## House For Sale

Tuesday, 11 June 2024

12 Akuna Court, Prospect Vale, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1593 m2

Type: House



Shelley Spencer  
0363379700



Ann Lifshen  
0363379700

## Offers over \$795,000

Have you been searching for a family home with an abundance of space? Then 12 Akuna Court, Prospect Vale certainly ticks that box. Set on a generous 1593m<sup>2</sup> of land providing plenty of room for recreation, perfect for children and pets and with the added development potential, this is a fabulous opportunity. Boasting an open plan kitchen and dining space, formal lounge, and amazing under-cover deck area this property is an entertainer's dream. Boasting 4 bedrooms with built in wardrobes, 2 bathrooms and huge double garage with storage and workshop space. Downstairs is a versatile space and could act as a separate flat for a combined family unit or amazing teenager's retreat with bedroom, bathroom, bar, lounge and outdoor deck. Nestled in at the end of a cul-de-sac the property is private and surrounded by established trees giving it a gorgeous feel. Ideally located walking distance or a 2-minute drive to Prospect Vale Market Place where you'll find supermarket and all amenities. Close to public transport, 3 minute drive to Catholic high school St Patrick's College, or 5 minutes to Prospect High School and Summerdale Primary School. Just 4 minutes drive to Country Club Casino where you'll find an amazing golf course and venue with bars, restaurants and regular interstate performances on offer in the showroom. Such a fabulous and convenient location with a lovely family demographic in the area. Great opportunity! Built: 1991 Land Size: 1593m<sup>2</sup> Building Size: 133m<sup>2</sup> Garage Size: 50m<sup>2</sup> Council Rates: Approx. \$1700 per year Water Rates: Approx. \$1100 per year Zoning: General Residential\*\*Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*