

12 Dunning Street, Invermay, Tas 7248

House For Sale

Friday, 25 August 2023

12 Dunning Street, Invermay, Tas 7248

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 515 m2

Type: House



Karen Magnotta

Best Offer Over \$479,000

Introducing "Corinda" at 12 Dunning Street, Invermay – an 1880-built cottage blending vintage charm with modern updates. Strategically situated for unparalleled convenience, this property is a valuable investment opportunity. Key Features:- Built in 1880, this three-bedroom cottage seamlessly merges vintage character with modern updates.- Strategic location with Seaport, Silos, UTAS Stadium, Inveresk UTAS campus, and the city within walking distance.- Proximity to Invermay Primary School enhances accessibility for families.- Property includes three bedrooms, a cozy living area with a reverse cycle heat pump, a kitchen flowing into a dining space, and a combined bathroom and laundry area.- Fully fenced backyard with paved outdoor entertainment zone, ideal for gatherings.- Additional storage available in the outdoor area next to the single garage. Investment Highlights:- Prime investment prospect with long-term tenants secured until February 2024.- Rental income of \$400 per week, offering a lucrative opportunity for portfolio expansion.- Ideal entry point into the property market for first-time buyers. Property Details:- Launceston City Council Rates: Approximately \$1488 per annum- Tas Water: Approximately \$880 per annum plus usage- House Size: Approximately 85m² (excluding garage and shed)- Block Size: Approximately 515m²- Leased until 29th February 2024 at \$400 per week Act now and seize this excellent investment opportunity! Contact us today for more information and to explore the potential this property offers.