

# 12 Holyman Drive, Prospect Vale, Tas 7250

## House For Sale

Tuesday, 6 February 2024



12 Holyman Drive, Prospect Vale, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 839 m2**

**Type: House**



Ananda & Kate

0363431329

## Offers Over \$799,000

Nestled within the heart of Prospect Vale, 12 Holyman Drive offers an unparalleled opportunity for families, mainlanders, and retirees seeking a lifestyle harmoniously blending comfort and convenience. This quality 3-bedroom house, boasting 2 bathrooms and off-street parking for two vehicles, is an epitome of modern family living in one of Launceston's most coveted neighbourhoods. The property features a spacious open plan living area, anchored by a large, inviting kitchen complete with a generous island bench. Overlooking a secure backyard, the kitchen is equipped with abundant storage and high-quality appliances, including a brand-new dishwasher. The living space extends to include a dining area, informal lounge, and a practical study nook, all seamlessly flowing out to an undercover entertaining area through double opening doors. For those precious family moments, a separate lounge room provides an intimate setting, while the bedroom accommodation does not disappoint. The master bedroom features a walk-in robe and ensuite, while the other two bedrooms come complete with built-in robes. The family bathroom, with its separate shower and bath, caters to all needs. The double garage, currently reimagined into an additional versatile space or rumpus room, presents endless possibilities and can be effortlessly reverted back if desired. This home has been thoughtfully refreshed with a full repaint and garden landscaping, ensuring a turnkey experience for the new owners. Local amenities enhance the allure, with parks, St Patrick's College, Prospect Vale Market Place, and the Launceston CBD all within easy reach. Additional comforts include floor heating throughout and low-maintenance gardens, making this residence a truly sought-after haven. Embrace the chance to call 12 Holyman Drive your new home—a perfect blend of style, space, and location. Council rates: \$429 p/q approx. Water rates: \$260 p/q approx. Building size: 270m<sup>2</sup> approx. Land size: 839m<sup>2</sup> approx. Year built: 2000 Rental estimate: \$600-\$640 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.