

**15 The Strand, George Town, Tas 7253**



**Sold House**

Saturday, 12 August 2023

15 The Strand, George Town, Tas 7253

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**



Melissa Bennett  
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## Contact agent

The sought after Pipe Clay Bay area situated in George Town's south offers a comfortable lifestyle for those lucky enough to live here. Its just a five minute drive to the town centre with two of the local schools on the route into town. There is also a school bus which will deliver your children safely to school if required. This property comes with two dwellings, the house at the front of the block has had a major renovation featuring three good sized bedrooms with two having BIR. The home features a large open plan living/kitchen area and to add to the cosy feel the property has large north facing windows, allowing the property to be flooded with natural light. Outside the home features a carport, undercover entertaining area and solar panels to help keep the electricity cost down. The second dwelling offers two large bedrooms with main having WIR, there are two bathrooms and a very spacious living/kitchen area. There is a large deck on the northern side of the unit with an outlook to the picturesque Tamar River. There is also a large four car garage situated underneath the unit. These properties are both currently rented and receiving a combined rental income of \$765 per week (Unit 1 = \$395 per week, Unit 2 = \$370 per week). \*Blue outline is only an approximate boundary indication\* George Town has a lot to offer with 3 schools, modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, swimming centre, social clubs and of course the recently opened George Town Mountain Bike Trails. All this only minutes from the beach and only a 35 minute drive to Launceston and less than one hour to the Launceston Airport. And yes George Town has NBN Fibre to the house hold. House chattels include: Panasonic reverse cycle air conditioner, Westinghouse oven, Westinghouse rangehood, Atlantic electric heater & Vulcan dishwasher (not working). Unit chattels include: Beko dishwasher, Dolce oven, Dolce cooktop, Dolce rangehood, Panasonic reverse cycle air conditioner, Elex electric heater x 2. For more information contact Andrew Michieletto or Melissa Bennett at Harcourts East Tamar. Please note this property is currently tenanted and 48 hours clear notice will need to be provided to the tenant prior to any inspection of the property. Harcourts East Tamar 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.