

**151 Franklin Street, George Town, Tas 7253**



**House For Sale**

Tuesday, 14 May 2024

151 Franklin Street, George Town, Tas 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1126 m2**

**Type: House**



David Woods  
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## Offers Over \$339,000

This solid 3-bedroom, 1-bathroom house located at 151 Franklin Street in George Town is the perfect family home or a great investment. With a huge land area of 1126 sqm (approx), there is plenty of room for outdoor activities and entertaining. The property boasts a large garage with space for 4 vehicles. Built in 1955, this house has been well-maintained and offers a cozy and inviting atmosphere. The property is ideally located, being within easy walking distance of the Port Dalrymple School and only a short drive from the town centre/medical facilities. This property is an ideal investment property to add to your new or existing property portfolio with tenants currently in place. The property is currently leased at \$350 per week and is up for renewal in January 2025. George Town has a lot to offer with 3 schools, a modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also several sporting facilities, a swimming centre and social clubs. All this is only minutes from the beach and only a 35 minute drive to Launceston and less than one hour to the Launceston Airport. Development in the area is at an all-time high with tourism on the increase due to the area's historical significance as well as its beautiful coastline and beaches and more recently the completion of the international standard Mountain Bike trails (with approx 80km of network). However, the main contributor to the areas development & growth is due to the attracted interest in the Bell Bay Advanced Manufacturing Zone (Tasmania's largest shipping port) which is located approximately 5km south of George Town. All these things together have created a building boom in the area and are attracting new residents to make this municipality their home. Priced at Offers Over \$339,000, this property is a great investment opportunity for those looking to settle down in a peaceful and family-friendly neighbourhood. Don't miss out on the chance to make this house your new home. Contact us today to schedule a viewing! For more information contact David Woods or Melissa Bennett at Harcourts East Tamar. 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. Rent: \$350 p.wk Lease; 30 Jan. 2025 House size: 83 sqm Land size: 1,126 sqm Built: 1955 Council rates: approx. \$ 1,800 pa Heritage listed: No