

**1a/4 Bryan Street, Invermay, Tas 7248**



**Sold Townhouse**

Saturday, 12 August 2023

1a/4 Bryan Street, Invermay, Tas 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

**\$435,000**

Located in the heart of Invermay this 2-storey townhouse represents the ultimate in low maintenance living and offers 2 good sized bedrooms, both with built in wardrobes, a main bathroom (2 way to the bedroom 1), good sized laundry with second toilet and a wonderfully spacious open living/dining & kitchen area featuring quality stainless steel appliances, reconstituted stone bench tops and ample bench and cupboard space – there is even easy accessed valuable storage under the stairs. Timber hard wood floating floors feature throughout the living spaces with carpet in both bedrooms and tiles in the bathroom. Bi-fold doors lead you from the main living area outside to your own private concreted courtyard which will be a cinch to care for and will be spot on for summer-time entertaining and with its north easterly aspect, the perfect place to catch the sun. Off street parking is provided by way remote accessed carport. Located in a vibrant suburb of Launceston, Invermay will soon be home to the relocated University of Tasmania and with nearby UTAS Stadium's significant and substantial upgrade, the CBD close by, shops and services within an easy walk – guaranteed no hills to climb – the location is incredibly convenient. Currently tenanted until 17/10/23 • 2 bedrooms up • 1 bathroom (2-way to main bedroom) up • 2nd toilet downstairs in laundry • Open plan living/dining & kitchen • Quality flooring throughout • Bi-fold doors to private north east facing courtyard • Safe off-street parking with easy access to inside • 5 min drive to Launceston CBD or better still an walk! Howell Property Group 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 its validity. Prospective clients are advised to carry out their own investigations.