

2/45a Catherine Street, Longford, Tas 7301



House For Sale

Tuesday, 30 January 2024

2/45a Catherine Street, Longford, Tas 7301

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 436 m2

Type: House



Nick Hay

0363108320

Best Offer Over \$420,000

Within walking and/or commuting distance of all services in the Northern Midlands town of Longford, 2/45a Catherine Street offers low maintenance living for vast array of buyers. Tucked away along a quiet internal driveway, this brick veneer, Colorbond™ roofed unit was built in 2013 and is currently leased until May 2024 returning \$420 per week. The property is set on a 436m² parcel of land and is accessed via a shared driveway. It offers the following: - 2 spacious bedrooms both offering built in wardrobes. - Light and airy kitchen with walk-in pantry, fitted out with quality kitchen appliances. - Two way bathroom with larger than normal shower recess providing ideal wheelchairs access if needed. - Sunny living area which opens to a secure grassed courtyard with low maintenance garden beds. - Temperature control for the property is provided by a Daikin Inverter reverse cycle heat pump. - The fully fenced low maintenance yard has a lock-up garden shed and a partially covered patio area. - Your car will be safe in the single lock-up garage with internal access & there is an additional off-street parking area. Part of a two lot unit complex, 2/45a Catherine Street has a non-active body corporate and is within a short commute to the Longford Village Plaza and within walking distance to the Longford Primary School. Only 15 minutes drive from Launceston CBD and the airport, Longford is a thriving community providing excellent services to its residents including medical and aged care facilities, supermarkets, banks, a primary school and a Services Tasmania branch. So if you choose to live and work in the area you are well catered for. Equally if you work in Launceston the highway commute is an easy one. If you are seeking low maintenance living, consider 2/45a Catherine Street Longford and contact Nick Hay to arrange an inspection. Facts: Council Rates: \$1,094.30 per annum Water Rates: \$250.28 per quarter Year Built: 2013 Land Size: 0.0436ha (0.107 acre) approx. House Size: 122.74m² (13.20 Squares) Roof Material: Colorbond Wall Material: Brick Veneer Zoning: 10.0 General Residential Council: Northern Midlands Council Rental Estimate: \$420 per week (leased until May 2024) If you cannot view the property, we are happy to offer virtual inspections and if there is anything that we can do to make your buying experience easier please let us know. 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.