

# 2/76 Lewis Street West, Longford, Tas 7301



## Sold House

Saturday, 12 August 2023

2/76 Lewis Street West, Longford, Tas 7301

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 380 m<sup>2</sup>

Type: House

**\$460,000**

This outstanding villa unit is situated in a convenient pocket of the ever popular village of Longford and is ideal for those seeking a low maintenance lifestyle with the benefits of quality and comfort. Private and sunny with only units on the block, this stand-alone dwelling was built in 2011 and will be the envy of all your friends! Offering a spacious kitchen, lovely open plan living & dining serviced by a Daiken split system and overlooking your private courtyard, perfect for entertaining or just a quiet cuppa to enjoy the roses! The central bathroom is in excellent condition with a separate toilet and all 3 bedrooms are fitted with built-in robes and quality blinds & drapes. The floorplan is completed by a generous laundry and internal access to your single auto garage with additional storage space. Other benefits include solar panels, greenhouse, garden storage shed and additional parking space for a 2nd vehicle. Well-positioned in a quiet street only minutes from the supermarket, cafes, chemist, Doctors surgery and bakery. A great proposition for a first home, retirees, down sizers or just a fantastic investment just 20 minutes from the centre of Launceston. 2/76 Lewis St West at a glance:

- Immaculate stand-alone villa unit
- 3 generous bedrooms with built-in robes
- Excellent central bathroom with separate toilet
- Single garage with internal access and storage space
- Private outdoor patio area with greenhouse and garden shed
- Close to Longford shopping and facilities
- Rental estimate of \$450-\$470 per week

Additional information:

- Land size: 380sqm
- Floor size: 128sqm
- Year built: 2011
- Rates: Approx. \$1,650pa
- Water: Approx. \$1,000pa
- Body corporate fees: None
- Council: Longford

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary overlays are approximate.