

**2 Gordon Square, George Town, Tas 7253**



**House For Sale**

Thursday, 15 February 2024

2 Gordon Square, George Town, Tas 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 663 m2**

**Type: House**



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**\$310,000**

This affordable, neat, and tidy home is sure to appeal to a wide variety of purchasers from investors to first-home buyers. The property offers a great location, as it overlooks the peaceful parkland in Gordon Square, but it is still close to many of the conveniences that George Town offers. Once inside you will find three good-sized bedrooms and one bathroom with a separate toilet, as well as an open-plan kitchen/living area. The kitchen offers a breakfast bar and there are floorboards throughout the home. The property is heated by a reverse-cycle air conditioner which is located in the living room. This property is currently tenanted until June 2024 and has long-term tenants in place. Once you step outside you will notice that the spacious backyard is fully fenced, making it an ideal place to let your children or furry friends play safely. There is also plenty of room to build a large shed/garage (STCA) or add to the gardens. The property currently offers two garden sheds and plenty of room for off-street parking. Chattels include: Panasonic reverse cycle air conditioner, Emilia gas stove, cupboard in first bedroom, pantry cupboard (kitchen), bathroom cupboards x 2. It is ideally located only a short walk to the local swimming centre, the Star of The Sea College (one of the three local schools), and the Town Centre, and is only a short drive to the many beaches at Low Head. George Town has a lot to offer with all its shopping conveniences, 3 schools, modern hospital and doctor's surgery as well as several niche cafes, clubs and facilities. Beautiful beaches and historical buildings can be found less than 10 minutes away at Low Head and we better not forget to mention the international standard mountain bike trails with over 80km of established tracks on Mt George and the nearby Tipogoree Hills. For further details on this property contact Andrew Michieletto 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.