

**267 Westbury Road, Prospect, Tas 7250**

**House For Sale**

Wednesday, 12 June 2024



267 Westbury Road, Prospect, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 771 m2**

**Type: House**



Claire Coleman  
0418136886



Phillipa Jenkins  
0418136886

## Offers over \$425,000

OPEN HOME THIS SATURDAY 15TH JUNE, 11:45 - 12:15PM This cute 3-bedroom home enjoys a desirable north-facing position, bathing the interior in plenty of natural sunlight. Well maintained by a long-term tenant, the property features modern updates in the kitchen and bathroom. Perfect for the astute investor, or entry for first home buyers. Key Features:- Upon entry, you are greeted by the warm living area, serviced by central reverse-cycle heatpump- Three bedrooms, two with built-in-robos- Well-appointed kitchen with modern appliances, including a dishwasher for added convenience- Renovated bathroom with free-standing bath and separate shower- Private and secure back yard, with plenty of grassy space- Polished timber flooring throughout- Covered parking for one car, plus additional storage space- Bus stop just 50 meters from the front door Situated in a popular Prospect, this property is just a short stroll from Prospect Vale Marketplace, St Patrick's College and Prospect High School, and only a 7-minute drive to Launceston CBD, offering convenience and accessibility. The property is currently tenanted at \$440 per week with a fixed lease until January 2025, providing a reliable and attractive rental return, with a gross rental yield above 5%. Year: 1950 Build Size: 81m<sup>2</sup> Land Size: 771m<sup>2</sup> Jenkins & Co Property Tasmania have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.