

27 Gordon Square, George Town, Tas 7253



Sold House

Saturday, 12 August 2023

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Bedrooms: 3

Bathrooms: 1

Area: 766 m2

Type: House



Andrew Michieletto
0363822366



Melissa Bennett
0418485489

\$285,000

This affordable, weatherboard home would make a great addition to your investment portfolio with a good long-term tenant already in place (with a lease that is currently set to expire in late March 2024). The property offers a great location, as it overlooks the peaceful parkland in Gordon Square, but it is still close to the many conveniences that George Town offers. The positioning of the current house on the block makes it ideal for further development with plenty of room to add another unit (STCA) and therefore increase the value of your asset as well as your rental return. Once inside you will find three good-sized bedrooms, one bathroom with a separate toilet, and an open-plan kitchen/dining area, with a cosy, separate living area. The house has been painted internally in neutral tones and the property also offers a reverse-cycle air conditioner as well as electric heating, both of which are located in the living room. The spacious yard 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 existing gardens. The property currently offers a garden shed and plenty of room for off-street parking. It is ideally located only a short walk from the local swimming pool, 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. Chattels include: Chef upright stove, Westinghouse rangehood, Panasonic reverse cycle air conditioner, Pureheat electric heater & NBN. George Town has a lot to offer with 3 schools, a modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre, and social clubs. All this is only minutes from the beach and only a 35-minute drive to Launceston and less than an hour to the Launceston Airport. For more information 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.