

**30 Marlborough Street, Longford, Tas 7301**



**House For Sale**

Wednesday, 17 April 2024

30 Marlborough Street, Longford, Tas 7301

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2019 m2**

**Type: House**



Jessica Froude  
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## Best Offers Over \$719,000

This multifaceted property has much to offer: it is zoned Business & Residence and has a prime Longford location. Boasting approximately 2088 square metres of level land, a well-maintained 3-bedroom weatherboard home, and two commercial tenancies, it certainly does have something for everyone. Longford is a vibrant regional town located only 14 minutes from the Launceston Airport and 22 minutes from Launceston CBD. This home is just a short walk from the township centre, which offers a doctor's surgery, a pharmacy, multiple cafes, restaurants, bakeries, and supermarkets, a thriving local kindergarten and primary school, reliable public transport, and a gym. Inspection by private appointment only. To discuss this property in detail, please contact Jessica Froude, Harcourts Northern Midlands.

- Passive income source from commercial tenancies
- Total Building area 246 m<sup>2</sup>
- Land size: 2088 m<sup>2</sup> approx.
- House
- \$420 per week
- Build Year circa 1940
- 3 Bedrooms
- Open-plan living space
- Reverse cycle air conditioner
- \$800 per annum approx.
- Shop 1
- \$1095.00 per month
- Size: 64.00 m<sup>2</sup>
- Built 2008
- Current Tenant: Bajra Classic Indian Restaurant
- \$890.00 per annum
- Shop 2
- \$1231.41 per month
- Size: 77.60 m<sup>2</sup>
- Built 2008
- Current Tenant: Meraki
- Rates \$1,100.00 per annum

Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.