

**31 Cimitiere Street, George Town, Tas 7253**



**Sold House**

Monday, 14 August 2023

31 Cimitiere Street, George Town, Tas 7253

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 776 m2**

**Type: House**



Andrew Michieletto  
0363822366



Melissa Bennett  
0418485489

**\$350,000**

This solid brick veneer home is centrally located offering convenience for the whole family, situated within easy walking distance of the shops, schools, the doctor's surgery, bus stop, and directly opposite the recently upgraded Regent Square park. This home is a fantastic opportunity just waiting to be snapped up and is an ideal first home if you are entering the market on a budget or would also be ideal for someone looking to downsize. The three-bedroom, open-plan home has recently been renovated with a new kitchen, floor coverings, painting, and the addition of an ensuite to the main bedroom with some minor finishes yet to be completed (mainly painting). The property also has the addition of an undercover deck at the rear of the house making an ideal spot to sit and relax with your morning coffee or admire the beautiful afternoon sunsets that George Town is renowned for. The location of this property gives it a beautiful un-interrupted outlook across the park. The Community Hub is situated on the opposite side of the park, just a stone's throw from the property, and the topography of the land is relatively flat making easy access to the main shopping centre. George Town has a lot to offer with 3 schools, modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, swimming centre and social clubs. All this only minutes from the beach and only a 35 minute drive to Launceston. Chattels include: Hisense reverse cycle air conditioner, Beko dishwasher, IXL electric heater, NBN, LG television, timber entertainment unit, couches x 2, red chair, coffee table, lamp & table, display unit, dining table with four chairs, little end cupboard, Russel Hobbs kettle, Chiq fridge/freezer, Simpson washing machine, display unit in passage, bed/bedding x 2, sewing table, mirror, computer chair, draws, Teac television, bedside tables x 2, draws with mirror in main bedroom, desk & filing cabinet (in walk in robe), pot/plants on deck, outdoor dining set and clothes line. 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.