

31 Yarloop Street, Waverley, Tas 7250



Sold House

Monday, 14 August 2023

31 Yarloop Street, Waverley, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 612 m²

Type: House

\$315,000

Located, location, location - quiet and private location, backs onto a large Council reserve, updated power and meter box, Mitsubishi split system for your heating and cooling needs, replaced hot water cylinder, carpets, all this have been updated within the last 4 to 5 years. The weather boards and windows are all in good condition, just in need of a paint job, surface rust on the roof (clean and paint), loads of off street parking and garaging behind lockable gates, large rear entertaining deck and BBQ area, 80% undercover. This home consists of:

- There are 3 bedrooms all with B/ins, bathroom with a separate toilet.
- Good size lounge room with a Saxon wood heater and Mitsubishi split system inverter.
- Small dining room and kitchen (maybe a flat pack kitchen)? NBN is connected.
- Loads of room out front to park cars, caravan, boats, etc.
- Large single garage 7.2m x 3.3m with a roller door (under the home), plus a drive through storage area 5m x 3.6m and behind that 7m x 3.6m workshop with a bar and entry to the BBQ and entertaining deck.
- At the rear of the home is a large decked area, 80% undercover, plus a BBQ area with views of the reserve.
- A very quiet street, bus service, IGA and schools are all close by – Launceston's CBD a short 5 minutes-drive.
- Council rates \$1,278.09 per year, rental appraisal \$350 per week in present condition.

This is defiantly worth a look and your consideration, give me a call, I think you will be surprised!