

# 32 Rowland Crescent, Summerhill, Tas 7250

## House For Sale

Tuesday, 9 April 2024

32 Rowland Crescent, Summerhill, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 720 m2**

**Type: House**



Shelley Spencer  
0363379700



Ann Lifshen  
0363379700

## Offers over \$485,000

Introducing 32 Rowland Crescent, a lovely neat brick home in a quiet street that would be perfect for first or second home buyers, downsizers or investors. Located in beautiful Summerhill and walking distance to public transport, St Patrick's College and Summerdale Primary School and a stroll to a park and playground, perfect for young families. Just 5 minutes to Prospect Vale Marketplace, where you'll find supermarket and all amenities and 10 minutes to Launceston's CBD. This cosy home boasts, reverse cycle heating, timber kitchen with plenty of storage and quality appliances, bedrooms all with built-in wardrobes, separate laundry and toilet, lovely undercover deck that leads out to a flat back-yard with paved entertaining area, vegie gardens, hot house and single lock-up garage with workshop space. Established gardens that surround the property are neat as a pin and well cared for, plenty of off-street parking, fitted with a security system and NBN and ready set for both owner-occupiers or tenants. Great property! Built: 1984 Land Size: 720m<sup>2</sup> Building Size: 111m<sup>2</sup> Council Rates: Approx. \$1800 per year Water Rates: Approx. \$1300 per year Zoning: General Residential Rental Estimate: Up to \$500 per week\*\*Harcourts Launceston 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. All measurements are approximate\*\*