

33 Wellington Street, Longford, Tas 7301



House For Sale

Friday, 26 April 2024

33 Wellington Street, Longford, Tas 7301

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1103 m2

Type: House



Steve Crawford

0417333036

Offers Over \$495k

Here is your opportunity to live a relaxed lifestyle with this delightful 2/3-bedroom home nestled in the heart of the family friendly Longford or your perfect opportunity to develop and build 3 stunning townhouses STCA. Instantly inviting with its peaceful position, this property perfectly combines easy-care attributes with a sophisticated and convenient way of living, perfect for those looking to downsize, develop or invest. Externally, you have an abundance of opportunity with 1,103m² of beautiful well-manicured gardens featuring numerous delicious fruit trees or with the current drive being approximately 4 meters wide you have the opportunity to clear and develop the land into 3 townhouses STCA keeping the current charming cottage at the front. Situated in the heart of Longford, you'll have access to a wealth of amenities that make daily life a breeze. Boasting a charming community with the renowned Hill Street Supermarket, cafes, schools, sporting clubs and parks just moments away. Plus, with the bustling Launceston CBD a short 18-minute drive away and a short 10-minute commute to the Airport, you'll have all the conveniences of city living at your fingertips. 1,103 m² primed for development; 2 bedrooms, 2 bathrooms with a large sunroom; or option of 3 bedrooms, 2 bathrooms; Single garage with workbench; Solar Panels for convenient energy efficiency; Double glazed windows throughout; Private parking for an abundance of vehicles; Well-appointed bathrooms; Separate Laundry with plenty of storage, Council rates: \$350 p/q approx. Water rates: \$250 p/q approx. Building size: 106m² approx. Land size: 1078m² approx. Year built: 1880 Rental estimate: \$TBA per week approx."Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only.