

**34 Neika Avenue, West Launceston, Tas 7250**



**Sold House**

Friday, 1 September 2023

34 Neika Avenue, West Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 852 m2**

**Type: House**

**\$530,000**

Introducing 34 Neika Avenue, a tastefully renovated 3-bedroom home, nestled in the highly sought-after suburb of West Launceston. This charming home boasts breath-taking city views and is bathed in an abundance of natural light, creating a cosy and inviting atmosphere that's ready for you to call your own. Step inside to discover a stylishly renovated bathroom, comfortable lounge with gorgeous outlook, combined kitchen, dining and study nook, reverse-cycle heating, single lock-up garage with remote access, fully insulated ceiling, updated plumbing and electrics, bedrooms with built-in wardrobes, separate laundry and NBN. For those with a keen eye for potential, this property sits on a generous 852m<sup>2</sup> block with council design approved plans for a townhouse, offering remarkable views. (Plans can be emailed on request). Ideally located just 4-minute's drive to the CBD and the Launceston General Hospital, a 2-minute drive or a leisurely 10-minute walk to West Launceston Primary School and with an IGA supermarket just around the corner on Brougham Street, there's convenience at every turn. Suitable for first or second home buyers, investors, renovators, developers and builders. Neika Avenue is one of the most desired streets in West Launceston, so don't miss your chance!

Built: 1954 Building Size: 104m<sup>2</sup> Land Size: 852m<sup>2</sup> Council Rates: Approx. \$1800 per year Water Rates: Approx. \$1100 per year Zoning: General Residential Rental Appraisal: Approx. 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\*\*