

# 39 Pitcher Parade, Prospect Vale, Tas 7250

## Sold House

Tuesday, 5 September 2023

39 Pitcher Parade, Prospect Vale, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1209 m2

Type: House



David Hernyk

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**\$670,000**

Immaculately maintained inside and out, here's your chance to secure a quality-built home in a fantastic area. Providing spaces to entertain, enjoy, relax, and unwind the floorplan allows you to spread out or come together as needed. The entry leads to a North-East facing formal lounge for sunny mornings, flowing through to the kitchen, dining and alfresco decked area for the day-to-day meals and weekend gatherings with friends outside. North facing for full sun, this area incorporates the timeless feature blackwood kitchen, walk in pantry, complemented by plenty of storage and prep space. Modern conveniences such as Solar system and Reverse cycle air conditioning keep things comfortable and bills affordable. Four bedrooms all with built in storage, the master has a walk-in robe and ensuite. The main bathroom provides a shower or relaxing corner spa. There is an attached single garage for the to-and-fro, with an additional separate garage with auto door, power, and lighting. Perfect toy storage (bike, boat, camper trailer) workshop or additional car space. Backing onto rural farmland, the cows are your neighbours here, the feeling of acreage without the burden. Manageable yet spacious grounds surround the home, lush lawns and fencing benefit children and family pets. Located moments from the new Blackstone IGA and restaurant, Bolter's restaurant, and Country Club. Fantastic amenities that are provided there including the \$14 million dollar upgrade to the golf course that is on your doorstep. St Patricks College and Prospect High School, plus major shopping, and services within 5 min. Rental Estimate: Up To \$620 Per Week House size: 219 sqm Shed: 44 sqm Land size: 1209 sqm Built: 2006 Rates: \$1,330 p.a. Council Zoning: Residential Council: Meander Valley Council Heritage listed: No\*\*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.\*\*