

# 44/12 Casino Rise, Prospect Vale, Tas 7250

## Unit For Sale

Tuesday, 26 March 2024

44/12 Casino Rise, Prospect Vale, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Unit**



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$365,000

Step into easy living at this conveniently located Over 55's Residential Village in Prospect Vale. Situated near the Country Club Villas, our cosy brick and tile unit offers easy maintenance in a quiet cul-de-sac setting. It boasts a great layout with a full-size laundry, open-plan kitchen and dining area and features classic timber finishes. Your investment has excellent potential for upgrading and has easy access to nearby supermarkets, shops and city conveniences, including the Country Club Villas & Casino and the adjacent golf club. With just a short drive to Launceston's CBD or even closer to facilities in Prospect, this unit offers practical living in a prime location.

**Key Features:**

- Located in highly sought-after Prospect Vale adjacent Country Club Villas & restaurant
- Low maintenance brick and tile unit at the end of a quiet cul-de-sac
- Various activities on offer at this Over 55's Residential Village eg, pool, communal vegetable garden & BBQ facilities
- Great layout with full size laundry
- Open plan kitchen and dining area
- Kitchen features timber finishes, double sink & excellent laminate benchtops (needs new oven)
- Good size lounge room
- Two double bedrooms - both with built in wardrobes
- Bathroom offers full size bath and separate shower
- Convenience of a separate toilet
- Reverse cycle air conditioning and electric wall heater
- Private verandah at the rear
- Carport for off-street parking
- Close to supermarkets and shops at Prospect Marketplace
- Close to Country Club Villas & Casino and bordering the golf club
- Close to doctors, chemists and all city conveniences
- Only 10 minutes' drive to Launceston's CBD & 13 minutes to Launceston Airport

Contact Jeremy Wilkinson or Nav Kaur for your inspection. Unit size: 86.5 sqm Carport size: 20 sqm Verandah size: 16 sqm Land size: 232 sqm Built: 1990 Council: Meander Valley Rates: \$936 pa Body Corporate: details available on request Zoning: General Residential

For more information on the Launceston Residential Village, please visit <http://launcestonresidentialvillage.com.au/>

**\*\*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\*\***