

44 Malcombe Street, Longford, Tas 7301



House For Sale

Monday, 3 June 2024

44 Malcombe Street, Longford, Tas 7301

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 641 m2

Type: House



Jessica Froude
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Best Offers Over \$449,000

Situated in a sunny position brimming with potential, this is the perfect chance to get your foot in the property market door in the lovely town of Longford. It consists of three fantastic-sized bedrooms with built-in robes. You'll appreciate the family-friendly floor plan, which includes a central bathroom, separate laundry, and generous open-plan living space. It offers a functional kitchen with ample bench and storage options, reverse-cycle air conditioning, and an easily accessed alfresco entertaining area, which is comfortable by low-maintenance cafe blinds and overlooks the secure rear yard. Longford is a vibrant regional town located only 14 minutes from the Launceston Airport and 24 minutes from Launceston CBD. This home is just a short walk to the local township, including doctor, pharmacy, multiple cafes, restaurants, bakeries and supermarkets. Equally suited to first-home buyers and investors alike, the potential to add value to your investment is obvious. Houses in this area do not last long, so act fast to secure this easy-care brick and tile home before someone else beats you to it!

The Good Bits • Modern Brick home • 3 bedrooms with robes • Generous storage solutions • Open-plan living space • Convenient carport • Private entertaining deck

The Facts • Land size: 641 m² approx. • Building size: 108m² approx. • Year built: 1977 • Council rates: \$300 per quarter approx • Water Rates \$250 per quarter + variable

Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.