

45 Adelaide Street, George Town, Tas 7253



Sold House

Wednesday, 6 March 2024

45 Adelaide Street, George Town, Tas 7253

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 603 m²

Type: House



Melissa Bennett
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Contact agent

Are you looking for your next project, your first home, or to add to your investment portfolio? Well, we have the perfect property for you. This neat & tidy, three-bedroom, brick veneer home is located in the much sought-after area of South George Town and is only a short walk to 2 of George Town's Schools :- South George Town Primary School & The Star of the Sea Catholic College. The local swimming centre is close by and just down the road the scenic walkway takes you around the banks of York Cove to the marina in one direction and the town centre in the other. On top of this, it is only a short drive (or bike ride) to the beautiful beaches at Low Head. The well-maintained property offers an open-plan kitchen/dining area, with a breakfast bar and plenty of cupboard space, as well as a separate living room. The house can be kept at the ideal temperature year-round thanks to a reverse cycle air conditioner that is located in the living room. The property also features established gardens and has a powered, single-bay lock-up garage, that is currently been used as a shed/workshop space. The property is situated on a 603m² (approx.), fenced corner block providing plenty of room for children and pets to safely play. The current tenant has been there for many years and although on a very generous lease arrangement, the property's rental estimate is approximately \$360-\$370 per week. George Town has a lot to offer with all its shopping conveniences, 3 schools, modern hospital and doctor's surgery as well as several niche cafes, clubs and facilities. Beautiful beaches and historical buildings can be found less than 10 minutes away at Low Head and we better not forget to mention the international standard mountain bike trails with over 80km of established tracks on Mt George and the nearby Tipogoree Hills. Chattels include a Westinghouse oven, NBN, Haier reverse cycle air conditioner, & a Pyrox heater (no longer working). Chattels Excluded: lace curtains. To find out what else this property offers, contact Andrew Michieletto or Melissa Bennett at Harcourts East Tamar. Harcourts East Tamar has no reason to doubt the accuracy of the information in this document which has been sourced from means that are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.