

45 Pultney Street, Longford, Tas 7301



Sold House

Saturday, 12 August 2023

45 Pultney Street, Longford, Tas 7301

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 577 m2

Type: House



Chelsea Briggs
0363912911

\$456,000

Calling all first-home buyers, investors, or retirees. A lovely, modest 3-bedroom home on a low maintenance block with solid bones and a great floorplan that has been well maintained. The perfect set-and-forget with a lock-up garage and ample off-street parking. Like any good family home, the kitchen is at the heart; and this one does not disappoint. Modern, functional and boasting ample storage and preparation space with a beautiful Emilia Gas stove. The kitchen flows seamlessly into the open-plan living space, kept nice and warm with a free-standing wood heater - perfect for these winter days. Offering three large bedrooms, a family bathroom with a separate shower and bath and a separate toilet for convenience. At the rear of the home, there is a mudroom and separate laundry, leading you out to the undercover entertaining area, which can be used all year round with wind-block blinds. Located only 14 minutes from the Launceston Airport and 20 minutes from the centre of Launceston, Longford is a vibrant regional town offering all amenities, including a doctor, pharmacy, multiple cafes, restaurants, bakeries, and supermarkets. Make the time to inspect this rare opportunity, as properties in this price range are becoming few and far between. Equally suited to first-home buyers and investors alike, how will you add your personal touches? The Good Bits • Low maintenance with solid bones • Large open-plan living area & outdoor entertaining • 3 large bedrooms, main with built-in robe • Family-size bathroom with separate toilet and laundry • Single lock-up garage and ample off-street parking The Facts • Land size: m2 approx. • Building size: 114m2 approx. • Year built: 1978 • Council rates: \$250 per quarter approx. • Water Rates \$250 per quarter + variable • Zoning: General Residential • Rental Assessment \$430-450