

**47 Catherine Street, Longford, Tas 7301**



**House For Sale**

Thursday, 4 April 2024

47 Catherine Street, Longford, Tas 7301

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



Steve Crawford

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## Offers Over \$479k

Here is your opportunity to live a relaxed lifestyle without compromising on modern amenities with this delightful 2 bedroom home nestled in the heart of the family friendly Longford. Instantly inviting with its sun-drenched interiors and peaceful position, this property perfectly combines easy-care attributes with a sophisticated and modern way of living, perfect for those looking to downsize or invest. No expense has been spared with the current vendor just completing extensive updates and renovations to this stylish, contemporary townhouse boasting a spectacular modern and versatile floor plan this is sure to tick all the boxes and more. Situated in the heart of Longford, you'll have access to a wealth of amenities that make daily life a breeze. Boasting a charming community with the renowned Hill Street Supermarket, cafes, schools, sporting clubs and parks just moments away. Plus, with the bustling Launceston CBD a short 18 minute drive away and a short 10 minute commute to the Airport, you'll have all the conveniences of city living at your fingertips. • Low-maintenance rendered brick home; • Modern well executed kitchen; • 2 bedrooms, 1 bathrooms with a single garage; • Solar Panels for convenient energy efficiency; • Beautiful outdoor area / sunroom; • Private parking for a abundance of vehicles. • Well appointed bathroom with plenty of storage • Bedroom 2 with WIR Council rates: \$350 p/q approx. Water rates: \$250 p/q approx. Body Corporate NIL Building size: 106m<sup>2</sup> approx. Land size: 311m<sup>2</sup> approx. Year built: 2011 Rental estimate: \$TBA per week approx."Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."