

**49 Victor Place, Glenorchy, Tas 7010**



**House For Sale**

Thursday, 21 March 2024

49 Victor Place, Glenorchy, Tas 7010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 1038 m2**

**Type: House**



Kate Clark

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## Offers Over \$535,000

As you enter the property, you'll be greeted by a generous-sized 1038m<sup>2</sup> internal block, providing ample space for outdoor activities and potential future expansions (STCA). The brick veneer home enjoys three bedrooms, two with built-in wardrobes, ensuring plenty of storage space for your belongings. The bathroom has been tastefully updated, offering a modern touch to the home. The open-plan updated kitchen and dining area provide a seamless flow, making it easy to entertain guests or enjoy family meals. With convenient access to the laundry and rear yard, daily chores become a breeze. The spacious lounge room area is perfect for relaxation and quality family time. You'll feel right at home in this cozy and inviting space. Additionally, the property features a separate garage with power, providing ample room for your vehicles and extra storage. There is also a large garden shed, offering even more storage options. Senior secondary colleges and high schools in the Glenorchy area include St Virgil's College located in Austin's Ferry; Montrose Bay High School located in Rosetta; Cosgrove High School, Dominic College and Guilford Young College located close to the city center; and Claremont College slightly to the north at Claremont. The City of Glenorchy has the second largest shopping district in southern Tasmania (the largest being in Hobart). Moonah has a shopping strip with a variety of small shops and cafes, as well as a Harris Scarfe department store. The Glenorchy CBD has three major indoor shopping centres, Northgate Shopping Centre, Glenorchy Central (Centro), and Glenorchy Plaza, Glenorchy is also home to doctors, local restaurants, cafes and takeaways, Rosetta bakery and IGA is in close proximity and easy transportation options. Move in and enjoy! Council Rates: \$1900pa (Approximately) Water Rates: \$1400pa (Approximately) Rental Estimate: \$480-\$500 per week Don't miss out on this fantastic opportunity, Contact Kate today to arrange a private viewing or for any further information.