

**49 Watkinson Street, Devonport, Tas 7310**



**Sold House**

Wednesday, 4 October 2023

49 Watkinson Street, Devonport, Tas 7310

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 822 m2**

**Type: House**



Julie Gale

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**\$419,000**

Looking for an investment opportunity? Look no further than this charming 1953 constructed home. This cosy house offers a warm and welcoming atmosphere, kept comfortable with the choice of reverse cycle air conditioner or wood fire heating. The home has had updates, including double glazed windows along with ceiling insulation. The property has an open plan dining room, perfect for entertaining guests, as well as an updated fully-equipped kitchen with gas cooktop along with a butlers pantry with dishwasher and sink. The bathroom features a separate shower with mains gas hot water. Currently rented for \$400 per week until Feb 2024, this property offers an attractive rental yield. At the rear of the house you will find a good sized sunroom to enjoy the view of the back yard. The block is flat and is approximately 822m<sup>2</sup> in size with plenty of space at the back for a big shed or potential development STCA. There are three sheds out the back along with irrigation for the established gardens. This property is just moments away from local shops, schools, Splash Aquatic Centre and walking tracks. It also offers easy access to public transportation, with bus stops not far away. Overall, this property is a great investment opportunity that you don't want to miss. Contact Cordell today to schedule a viewing!