

**5 Anne Street, George Town, Tas 7253**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Area: 615 m2**

**Type: House**



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**\$416,000**

Are you looking for an affordable waterfront property? If a great location is what you're looking for then you won't find better than this. The property is situated on York Cove in the centre of town with relaxing views looking across the water to the marina and up the beautiful Tamar River. Exit the gate from the rear of the property and it feels like your backyard has expanded into a world of water, boats, marina's, sea life and breathtaking scenery. From here you can walk literally kilometres along the pathway as it snakes its way from the town centre all the way to the beaches at Low Head or in the opposite direction around the banks of the cove to the Seaport Marina and York Cove Resort. This waterfront property offers a two-bedroom, one-bathroom residence, with two living areas (one of which offers amazing water views out over the Tamar River), the perfect spot to sit back and relax. There is also a separate one-bedroom studio, which could be the ideal spot for a teenage retreat, rumpus room or it could make a great Bed & Breakfast. Situated at the end of a laneway with no street frontage this property offers total privacy. Just a leisurely stroll and you can find yourself wandering through the many specialty shops, the park, cafés, pubs, and the list goes on. There is even a Woolworths supermarket just around the corner. In fact, there is no need to own a car if you live at this address, just about everything is within walking distance from the property including the doctor's surgery. The property is in need of some TLC, but once transformed it would make an amazing waterfront escape. For those with an entrepreneurial flair the property zoning is "Business", just imagine a little waterfront café with your clients dropping in for a bite as they stroll along the pathway. I am sure there could be many other suggestions as to what you could do here however I will leave that up to you. Chattels include: NBN, 2 x Home & Co benchtop cooktops, gas benchtop cooktop, LG microwave, Kogan small benchtop oven, black cupboard, Rinnai heat pump, 3 door wardrobe, sale boat shaped mirror, Heller electric heater. George Town has a lot to offer with 3 schools, a modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre, and social clubs. All this, only minutes from the beach and only a 35-minute drive to Launceston. For more information on what this exclusive property and the coastal township of George Town have to offer call 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 which are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.