

# 50 Las Vegas Drive, Prospect Vale, Tas 7250

## House For Sale

Tuesday, 13 February 2024

50 Las Vegas Drive, Prospect Vale, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 601 m<sup>2</sup>

Type: House



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## For Sale \$600,000

This impeccably positioned property, with views overlooking the tranquil bushland reserve, offers a serene backdrop for everyday living. Situated just a short stroll away, a mere 500 meters, lies the bustling Prospect Vale Marketplace, granting easy access to an array of shops and essential services. Additionally, nearby amenities include early learning centers, various sports clubs, medical facilities, as well as a selection of fantastic Primary and Senior schooling options, all within convenient reach via a quick bus or car ride. Inside, this charming home features three bedrooms, each complete with built-in wardrobes for ample storage. The main bathroom offers the convenience of a separate shower and bath, accompanied by a separate toilet. The well-appointed kitchen boasts abundant bench space, a breakfast bar, and overlooks a separate meals area, rear sunroom, and open-plan lounge, all bathed in natural light streaming through the large feature bay window. Come winter, cozy up to the enclosed wood fire in the lounge, while a reverse cycle air conditioner ensures comfort throughout the year. Step outside through either the laundry or sunroom to discover a spacious enclosed yard, securely fenced both front and back, providing a safe haven for outdoor enjoyment. Access to the dual lock-up garage and workshop further enhances practicality. Whether entertaining guests, playing with the kids, or enjoying the company of pets, the ample outdoor space caters to a variety of lifestyles. Offering remarkable versatility, this property appeals to first-time homebuyers, investors, or those seeking a remarkable downsizing opportunity without compromising on independence. Rental Estimate: \$500-\$520 p/w House size: 127m<sup>2</sup> Land size: 601m<sup>2</sup> Built: 1992 Rates: \$1,530 approx. p/a Council Zoning: Residential Council: Meander Valley Heritage listed: No\*\* Harcourts Launceston 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. All measurements are approximate.\*\*