

52 Norwood Avenue, Norwood, Tas 7250

House For Sale

Monday, 17 June 2024

52 Norwood Avenue, Norwood, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 997 m2

Type: House



Shelley Spencer
0363379700



Mathew Barker Jones
0363379700

\$575,000-\$650,000

Introducing 52 Norwood Avenue, a fantastic opportunity for investors with two tenancies on the one title, generating a rental return of \$655 per week. The house at 52a is well presented in gorgeous Norwood and currently returns \$380 per week with tenants in place since 2021. The separate unit on title backs on to the Launceston Golf Course and currently rents at \$275 per week with the tenancy in place since 2019. This property has a lovely feel and is located in a private position. The main house at 52a has double glazing throughout, reverse cycle and panel heating, kitchen and updated bathroom, open-plan layout, versatile living spaces and sunny aspect. Boasting separate toilet and laundry, car-port, flat landscape and secure back-yard. A lovely suburb, which attracts a family-friendly demographic, just 5 minutes from the Kings Meadows shopping precinct, where you'll find supermarket and all amenities. Close to schools, a local IGA and public transport and just 11 minutes from Launceston's CBD. Fabulous investment! Built: 1951 Land Size: 997m² Council Rates: Approx. \$2200 per annum Water Rates: Approx: \$1570 per annum Zoning: General Residential Rental Returns: 52A - Rent: \$380 per week Lease End: 10/09/2024 52B - Rent \$275 per week Lease End: 3/02/2025 Combined \$655 per week return** 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**