

# 65 Waroona Street, Youngtown, Tas 7249

## House For Sale

Friday, 3 May 2024



65 Waroona Street, Youngtown, Tas 7249

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 675 m2**

**Type: House**



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## Offers Over \$549,000

Built in 1969, this solid brick 4-bedroom house in sought after Youngtown has plenty of storage with internal access downstairs to the garage and storage areas that take up the whole underneath of the home. With an updated kitchen and bathroom, heat transfer system and primely positioned on a spacious corner block with well established gardens, this home has plenty of room for the growing family. Features include:

- Cosy sunny living area with reverse cycle air conditioner (heat pump)
- 4 good sized bedrooms – main with built in robes
- Modern kitchen with pantry and ample bench space
- Heat transfer system for all year round comfort throughout the house
- Double glazing at front entry
- Recently renovated bathroom with separate shower & bath
- Separate toilet
- New gutters & insulation and upgraded meter box in 2020
- Northerly aspect for all day sun
- Garage underneath with space for 4 vehicles with internal access
- Rear garage door for backyard access
- Plenty of storage which spans whole of underneath the house
- Spacious fully enclosed back yard
- Conveniently located less than 1km to Youngtown IGA and approx 2km to Kings Meadows shopping precinct.

Council rates: \$400 p/q approx. Water rates: \$300 p/q approx. Building size: 136m<sup>2</sup> approx (not including garage/storage) Land size: 675m<sup>2</sup> approx. Rental Estimate: \$490-\$520 per week. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.