

**68 Warring Street, Ravenswood, Tas 7250**



**Sold House**

Saturday, 19 August 2023

68 Warring Street, Ravenswood, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 592 m2**

**Type: House**

## Contact agent

Attention investors and aspiring property owners! Look no further, as this is the perfect investment opportunity or entry point into the property market. Currently occupied by a reliable, long-term tenant who pays \$330 per week, this investment property requires no additional effort on your part. Alternatively, if you're seeking a home for yourself, this property offers an excellent chance to enter the market. Its convenient location provides easy access to essential amenities, including Ravenswood Heights Primary School, and a short five-minute drive to Launceston CBD. Built with low-maintenance brick veneer, a tiled roof, and durable aluminium windows, this fully fenced home ensures hassle-free ownership. Stay warm with a wood heater and a reverse cycle heat pump, catering to your heating needs. The property boasts three generously-sized bedrooms, a separate bathroom, and a toilet. Situated on a level block spanning approximately 592m<sup>2</sup>, this property is an excellent addition to your investment portfolio. Don't miss out on this fantastic opportunity!

- Currently rented with long term tenant
- Wood heater and air conditioner
- 3 bedrooms
- Separate toilet

Council rates: \$1500 p/a approx. Water rates: \$1200.00 p/a approx. Building size: 104m<sup>2</sup> approx. Land size: 592 approx. Year built: 1976 Rental return \$330 pw

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.