

# 7 Carmen Court, Hadspen, Tas 7290



## Sold House

Monday, 14 August 2023

7 Carmen Court, Hadspen, Tas 7290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 719 m2

Type: House



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**\$480,000**

Hadspen is a particularly desirable suburb, and it's easy to see why. It is a community style town yet only 10 minutes to the Launceston CBD. It is a satellite suburb that is surrounded by the beautiful South Esk River and a wonderful place to live and raise a family. 7 Carmen Court is perfectly located in a wonderfully elevated position and captures loads of sun at the end of a quiet cul-de-sac. The house is a solid, brick veneer home and features no less than 3 spacious bedrooms and bathroom with separate toilet. Outside there 2 garden sheds and a converted garage which is now storage, but could easily be converted back to it's original form. The home is kept warm via a reverse cycle heat pump, while the double glazed windows are ideal to keep the heat in and any noise out. The kitchen is recently refurbished and features new stove, rangehood, and an induction cooktop. This one would be perfect for the first home buyer, investor, or someone downsizing from a larger property and need a quiet, sunny location to settle down. Features Include:- Just 400 metres from local IGA;- 3 spacious bedrooms with robes;- Sunny living area, tidy kitchen with good bench and cupboard space;- Convenience of reverse cycle air conditioning;- Double glazed windows;- Secure backyard;- Close to shopping, skate park and popular walking trail;- Update wiring and LED lighting. Year built: 1975 House size: 140m2 approx Land size: 719m2 approx Council rates: \$1,500 pa approx Water rates: \$1,000 pa approx Municipality: Meander Valley Council Zoning: General Residential School Catchments: Hagley Farm Primary School, Prospect High School Sims for Property 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.