

# 72 Westbury Place, Deloraine, Tas 7304

## Sold House

Saturday, 12 August 2023



72 Westbury Place, Deloraine, Tas 7304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1471 m2**

**Type: House**

**\$467,500**

This charming 3-bedroom, 1-bathroom 1950's cottage is perfectly situated between Launceston and Devonport. A lovely low-set weatherboard home, with its well-proportioned interiors, established gardens is great potential for further enhancements. Set on a generous double block with the added bonus of dual driveways, this property presents an excellent opportunity to subdivide and maximise your investment. The large, fenced yard is perfect for children and pets to play, while the stunning views of the Western Tiers provide a beautiful backdrop for outdoor entertaining on the undercover deck area. Step inside and you'll be greeted by a light-filled and welcoming living space, complete with a mix of floorboards and carpet, providing a warm and inviting atmosphere. The home is also fitted with a heat pump to keep you comfortable all year round. All three bedrooms are well-sized and the family bathroom is neat and tidy, while outside, a spacious shed with roller door offers plenty of room for storage or workspace. Additional parking spaces for up to three cars are also available on the property. If you're looking for a home with a nice feel and plenty of potential, this home is the perfect choice. With its prime location, established gardens, and fantastic subdivision potential, this property is sure to be popular among families, investors, and those looking to downsize. Don't miss out on this exceptional opportunity! Please note this property has a lease in place until March 2024. Land size: 1471m<sup>2</sup> approx. Building size: 94m<sup>2</sup> approx. Year built: 1951 Rental Estimate: \$420 per week approx. 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.