

8 Hammond Avenue, George Town, Tas 7253



House For Sale

Friday, 15 March 2024

8 Hammond Avenue, George Town, Tas 7253

Bedrooms: 3

Bathrooms: 1

Area: 638 m2

Type: House



David Woods
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Offers Over \$279,000

Are you looking for your next investment property? Or perhaps you are looking for your next home, but you don't want to move in straight away. If so, this property may tick a lot of boxes. This solidly built brick veneer home would be ideal to add to your investment portfolio (current lease ends August 2024). The property is situated in a cul de sac in the northern area of George Town. Offering 3 (good sized) bedrooms, with an open plan living/kitchen area with a pantry, as well as a bathroom with a separate toilet. The property offers both a wood heater and a reverse cycle air conditioner, making it ideal for keeping the home at the ideal temperature all year round. Built in 1977, and situated on a spacious 638 sqm (approx.) block with a fully fenced backyard, and a building area of 100 sqm, this house offers plenty of room to move and grow. The property currently has long term tenants in place until the end of August 2024, that are paying \$300/week. Chattels include: Euromaid stove, Daikin reverse cycle air conditioner, Maxiheat wood heater, NBN. Located close to the Port Dalrymple School. The property is only a short walk from the main shopping area and is only a short drive from the beaches at Low Head. George Town has a lot to offer with 3 schools, a modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre and social clubs, not to mention the recently opened international standard mountain bike trail network. All this only minutes from the beach and only a 35 minute drive to Launceston and less than one hour to the Launceston Airport. The seaside village of Low Head is only a five minute drive away, offering stunning beaches, fairy penguin tours and a rich maritime history. Harcourts East Tamar has no reason to doubt the accuracy of the information in this document which has been sourced from means that are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. For more information or to arrange a viewing, contact David Woods or Melissa Bennett at Harcourts East Tamar.