

**10 Equus Court, Longford, TAS, 7301**



**House For Sale**

Wednesday, 14 August 2024

10 Equus Court, Longford, TAS, 7301

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Charming Family Home in Quiet Cul-de-sac

Welcome to 10 Equus Court, Longford-a solid, well-kept home located in a quiet cul-de-sac in the popular village of Longford. This charming residence sits on a great 883m<sup>2</sup> (approx.) block of land, providing ample space for the whole family to enjoy.

This home is ideal for an array of buyers, including first home buyers, downsizers, and investors. The moment you arrive, you are sure to be impressed by the inviting atmosphere and meticulously maintained exterior. Step inside to discover the warm and welcoming interior this home has to offer.

The spacious living area is a comfortable, sunlit space for the whole family to enjoy. The well-appointed kitchen overlooks the backyard and features great storage, ample bench space, and quality appliances. Adjoining the kitchen is the dining area, which provides direct access to the undercover alfresco area and rear yard, perfect for entertaining.

The home features three good-sized bedrooms, all with built-in robes, and a central bathroom equipped with a separate shower, bath, and toilet. Additional conveniences include a separate laundry and excellent storage throughout. The home is kept comfortable all year around with a reverse cycle air conditioning system plus a fantastic wood heater located in the living area.

The outdoor space is equally impressive, with a large backyard that offers endless possibilities for outdoor activities, gardening, or simply relaxing in the fresh air, the rear yard is fully fenced allowing pets and children to enjoy freely. A fantastic paved area provides the perfect setting to enjoy with friends and family around the fire pot.

The property includes a powered double garage/workshop with a second toilet, ideal for use as a mancave. Additionally, there is a double carport and plenty of off-street parking. The excellent side access to the rear yard is perfect for accommodating a trailer, offering great convenience for various needs.

Located in the popular town of Longford, the property is moments away from the local shopping complex, including Hill Street Grocer, as well as local sporting grounds and a primary school. Don't miss the opportunity to make 10 Equus Court your new home-this property combines convenience, comfort, and potential, making it a must-see in Longford.

- ☑ Located in quiet cul-de-sac;
- ☑ 3 spacious bedrooms with central bathroom;
- ☑ Warm and inviting interior;
- ☑ Flat spacious yard;
- ☑ Double powered garage plus double carport.

Year Built: 1995

House Size: 114sqm

Land Size: 883sqm

Council Rates: \$1,300pa approx

Water Rates: \$1,000pa approx

Municipality: Northern Midlands Council

School Catchments: Longford Primary 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.