

**10 Laurence Place, Gagebrook, TAS, 7030**

**4ONE4.**  
PROPERTY CO.

**House For Sale**

Wednesday, 14 August 2024

10 Laurence Place, Gagebrook, TAS, 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## The perfect start

Welcome to this charming find—a delightful three-bedroom, one-bathroom home that's more than just a space to reside; it's an opportunity to thrive! Nestled conveniently close to daily conveniences and lively neighborhood spots, this house ensures you never miss out on anything.

Firstly, let's talk about the heart of this home: the spacious primary bedroom, accompanied by two additional cozy bedrooms. Whether you're turning one into a dreamy nursery or a functional home office, the options are endless.

The home has been recently painted throughout and only requires new carpet to complete the transformation.

With a generous internal layout spanning over 724 square meters, there's no shortage of room to stretch out or grow into. Quality of construction shines throughout, promising peace of mind and a solid foundation for family life or savvy investment.

Speaking of investment, have you ever toyed with the idea of being a landlord? This property presents a stellar chance to jump into the rental market, with potential returns ranging from \$400 to \$440 per week. That's not chump change!

Step outside to the garden, and let's not forget the community perks. Whether you feel like stocking up on snacks at the local Gagebrook Convenience Store or taking a leisurely stroll in Cris Fitzpatrick Community Park, you're mere steps away from all essentials.

Perfect for first-time homebuyers, downsizing dwellers, or opportunistic investors, this house offers a fresh start in a friendly locale. Ready to make a smart move? This home might just be your best play yet!

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