

**122 Marlborough Street, Longford, TAS, 7301**



**House For Sale**

Sunday, 3 November 2024

122 Marlborough Street, Longford, TAS, 7301

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Modern Home on Generous Land Parcel

Fast becoming the place to buy, there are many reasons to consider making Longford a place to call home. Savvy investors, first-home buyers, downsizers, and growing families are choosing to join the vibrant community located only 25km from the Launceston CBD and 15km from the regional airport hub. With all the local amenities, including the local primary school, all within easy walking distance, wide leafy streets, and a burgeoning cafe and restaurant culture, why settle for less?

Built to last in 2016, the well-appointed home boasts three spacious bedrooms and ample built-in storage solutions, and the master suite boasts a walk-in robe and private bathroom. It offers a generous open-plan living space and a light, bright, thoughtful floor plan, plus the added benefit of a double garage with internal access for convenience. Externally, there is space and room to add your personal touches and value with some elbow grease and inspiration. Make the time to inspect this contemporary family home; it will not disappoint!

- Modern Construction with room to move
- Open-plan kitchen and living spaces
- Master bedroom with ensuite and walk-in robe.
- A blank slate, ready for your inspiration.
- Fully fenced, private yard plus
- Double garage with internal access
- Surrounded by stylish, modern homes
- Land size: 799 m<sup>2</sup> approx.
- Building size: 135 m<sup>2</sup> approx + double garage
- Year built: 2016
- Council rates: \$350 per quarter approx.
- Water Rates \$250 per quarter + variable

Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.