

31 Meander Valley Road, Westbury, Tas 7303

House For Sale

Sunday, 23 June 2024

31 Meander Valley Road, Westbury, Tas 7303

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 2711 m2

Type: House



Jo Eady

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Contact Agent

This 4 bedroom home on approx. 2711m² allotment is ready for developers or the family that want to live central in Westbury. The perfect location near the Westbury IGA, Western Tiers Distillery, local hardware and on bus route. The home sits back just enough to also add another unit to the front of the block and potentially up to a further 4 at the rear. (All Subject to Council approvals).The current vendor has resided in the home for 50yrs and its now time to downsize. * Built in 1966 on a 2711m² block* The home has 4 bedrooms, one bathroom * Plenty of off Street parking and double garage 7.4x6m* Carpet throughout the home, wood heater, 2 Daikin heatpumps, open fire* Ceiling insulated with batts, electrical meter board upgraded * 18 Solar Panels of 5kwThe garden comprises peach, apricot & nectarine trees as well as spring bulbs throughout. Outbuildings include storage shed, garage and an undercover entertaining area. Distance to Launceston: 33klm To Launceston Airport: 39klmWalking distance to Westbury Primary School Council Rates: approx. \$1100p/aWater Rates: approx. \$1000p/aDevelopment Zone - 15.0 Urban Mixed Use