# 61 Herbert Street, Invermay, TAS, 7248
## House For Sale

**Wednesday, 14 August 2024**

**61 Herbert Street, Invermay, TAS, 7248**

| | | | |
|---|---|---|---|
| **Bedrooms: 2** | **Bathrooms: 1** | **Parkings: 2** | **Type: House** |



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**Investment Opportunity on Herbert Street, Invermay**

Property Highlights:

• Open Plan Living: The heart of this home is its open-plan layout, integrating the modern kitchen, dining area, and spacious lounge. Perfect for entertaining or relaxing, the lounge features French doors that lead to a versatile deck.
• Deck: Enjoy outdoor living with a deck that offers both covered and open areas, providing the perfect space for alfresco dining, entertaining, or simply unwinding.
• Bedrooms: Two good sized bedrooms, each with its own walk-in robe, ensure ample storage and a touch of luxury.
• Storage: Additional storage is conveniently located off the hallway, catering to all your organisational needs.
• Off-Street Parking: The property includes off-street parking for 2 cars, adding convenience and value.
• Storage Shed: A large storage shed provides extra space for tools, equipment, or recreational items.

Investment Potential:

• Currently tenanted until September 2025 with excellent tenants.
• Desirable Location: Invermay is a sought-after suburb with excellent amenities, schools, and transport links, making it a prime location for tenants.
• Modern Features: The contemporary design and modern units in the kitchen make this property highly attractive to prospective renters.
• Outdoor Space: The covered and open deck adds significant value, appealing to those who love outdoor living.
• Convenience: Off-street parking and a large storage shed enhance the property's appeal, offering practical benefits to tenants.
This property on Herbert Street, Invermay, is a fantastic investment opportunity with its blend of modern living, ample storage, and desirable location. Don't miss out on adding this home to your portfolio!

Council Rates approx $1700 p.a.
Water Rates approx $1200 p.a.