

**5 Anderson Avenue, George Town, TAS, 7253**



**House For Sale**

Monday, 18 November 2024

5 Anderson Avenue, George Town, TAS, 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Melissa Bennett  
0418485489

## Great starter!!

Welcome to 5 Anderson Avenue, a delightful brick veneer home nestled in the vibrant community of George Town. This well-maintained property, constructed in 1976, combines classic charm with modern potential, making it the perfect canvas for your dream home. The kitchen has had a make-over ( with dishwasher ), there is an updated bathroom, and 3 spacious bedrooms, making it suitable for families, retirees, or the savvy investor. Heating is by way of a R/C heatpump making things comfortable all year round and there is ample off-street parking for your vehicle. In the backyard you will find an abundance of fruit trees, this area is also well fenced and suitable for young children and pets.

Development in George Town is now progressing at a rate never experienced in the town's history, with so much happening from proposed new industry knocking on the door at the Bell Bay Industrial Port to new tourism ventures in and around the town. George Town has so much to offer, with 3 schools (two public & one private), a modern hospital, 2 supermarkets, as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre, social clubs, and the internationally designed mountain bike trails are nearby. All this, only minutes from the beach, a 35-minute drive to Launceston, and less than one hour to the Launceston Airport.

Rent: approx. \$380 p.wk

House size: 110 sqm

Land size: 645 sqm

Built: 1976

Council rates: approx. \$1,800 pa

For more information or to schedule an inspection, contact us today.

Harcourts East Tamar 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.