

**77 Agnes Street, George Town, TAS, 7253**



**House For Sale**

Monday, 18 November 2024

77 Agnes Street, George Town, TAS, 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Cheap Living or next Investment

Welcome to 77 Agnes Street, a delightful 3-bedroom home nestled in the vibrant community of George Town. This charming property, constructed in 1952, offers a perfect blend of classic character and modern convenience, making it an ideal choice for families, first-time buyers, or investors alike. With a generous building area of 100 sqm (approx.), this home boasts three good-sized bedrooms, and provides ample space for family living. The single bathroom and separate toilet ensure convenience for busy mornings, while the open-plan living and dining area invites natural light and warmth into the home. Set on a substantial 999 sqm (approx.) land area with a double garage. The property features a large backyard, providing the perfect place for children to play, space for gardening enthusiasts, or for entertaining friends and family. As an added bonus, the property also has solar panels, which will be helpful in keeping those power bills to a minimum. Situated in a peaceful neighbourhood, this home is just a short distance from local amenities, schools, parks, and the beautiful waterfront, providing a perfect balance of tranquillity and accessibility. This property is a rare find, offering endless potential to create your dream home or a solid investment opportunity in a growing area. Don't miss your chance to own this charming residence.

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: 100 sqm

Land size: 999 sqm

Built: 1952

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 that are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.