

Sold



Unit 1/3 Jacob Pl, Prospect Vale



Divine Downsizers Delight

This immaculate villa unit is a rare find in the current market, offering low maintenance living in the heart of Prospect Vale. Built in 2009, buyers will be impressed by the quality fit out and premium level of comfort in every room.

The floorplan configuration here is highly functional with room to move. Clever storage solutions are found throughout, along with the convenience and security of internal access through to the single remote-control garage. This would be a perfect 'lock up and leave' option.

A surprisingly large lounge room flows into the dining space and impressive, contemporary designed kitchen. This is the heart of the home offering an expanse of bench and storage space, quality stainless appliances and a breakfast bar. Leading out through glass sliding doors is an inviting, fully enclosed sunroom perfect to enjoy the morning light with a good read.

The two double bedrooms both have built-in wardrobes and wall mounted televisions. Top quality roof and wall insulation, honeycomb blinds and double glazed windows help keep this home comfortable year round. To top it off the energy efficient combination of a 5-kilowatt solar system, gas ducted heating and a reverse cycle split system ensure hefty power bills are not a reality here.

This home would be ideal for the green thumb who loves to garden without the

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Price	SOLD for \$556,000
Property Type	Residential
Property ID	493
Land Area	307 m2
Floor Area	112 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862



lawn mowing. At the rear there is a neatly paved garden courtyard, raised veggie boxes, an enclosed raspberry bed and two garden sheds to complete the picture. The back area is fully fenced making it safe for pets.

The location here is a major drawcard within close proximity to Prospect Vale Market Place and Olde Tudor shopping precincts offering retail, grocery, takeaway, pharmacy, medical, post and news. For the avid golfer the world class Country Club golf course is only a short drive away.

For buyer convenience a 'Pre-Sale Building Inspection Report' has already been completed with no defects noted.

This is one not to be missed so contact Rae today to find out more on 0455 445 300.

- Currently no strata levies.
- Shared Public Liability and Building Insurance - approx \$625.00 per annum
- Meander Valley Council Rates – approx \$1,400.00 per annum
- TasWater Rates + usage – approx \$972.00 per annum
- Rental Appraisal (Property Wise Launceston) - \$440-\$470 per week

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