

# FOR SALE

## FANTASTIC FIRST HOME OR INVESTMENT OPPORTUNITY

This fantastic home is in excellent, original condition with a sunny northerly aspect and private rear yard.

The home presents in excellent original condition and is a credit to the owners and how it has been maintained.

The sunny north facing lounge is situated at the front of the property and leads to a hallway through to a larger than normal master bedroom also with a northerly aspect. The second bedroom is at the rear of the home with together with seperate toilet and bathroom.

The large kitchen with new oven and dining area offers access to the fully fenced rear yard, clothesline and 6m x 3m shed (on concrete slab) with power and lighting.

Situated an easy 5 to 6 minute walk to the local school, Foodworks and Newsagency, and within 15 minutes drive to the Hobart CBD or Northern suburbs you will be left wanting for little!

The home is situated on its own title of 530m2 of land, however is a conjoined dwelling with 66 Laurel Street.

An independent rental appraisal will be available at our open home, we expect around \$295 to \$310 per week.

Please contact Ben Palmer for any further details, we welcome you to our open home on Saturday 25th July at 11.00 to 11.30am.

2 BED | 1 BATH | 0 CAR

### PRICE:

Offers over \$249,000

### OPEN FOR INSPECTION:

N/A



**Ben Palmer**

**0417556731**

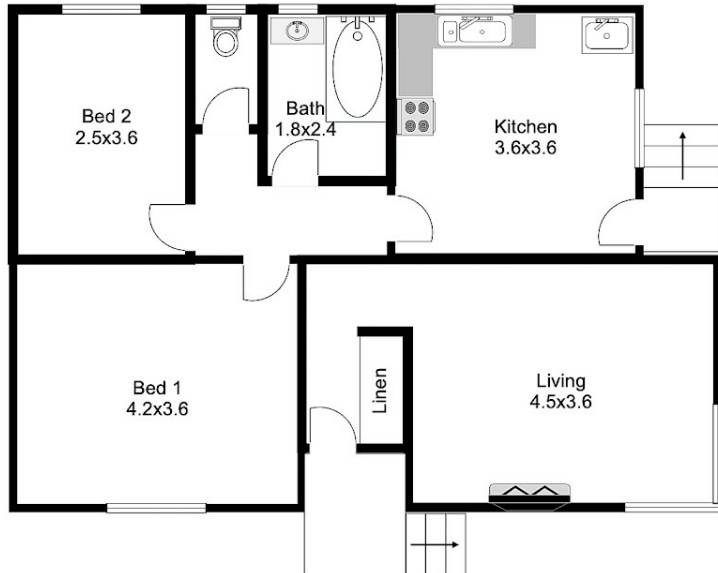
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**64 Laurel Rd, Risdon Vale**

Floor Space: 75 Sqm  
Shed: 18 Sqm  
**Total Useable Area: 93 Sqm**



**Please note:** measurements are approximate and are for reference only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.