

Sold



22 Amherst St, West Ulverstone



## REALISE THE POTENTIAL WITH A LITTLE LOVE AND IMAGINATION

Take advantage of the potential on offer with this charming mid-century home on a generous 976sqm block.

Very livable with a few obvious upgrades that you could carry out over time, this is the perfect starter home or investment opportunity.

Priced to take these factors into account, the home offers:

- Three generous bedrooms with built in robes and charming timber floors
- Open plan kitchen and dining area
- Huge formal lounge room with large windows to bring in the morning sun
- Bathroom with separate bath and shower, plus separate toilet which can also be accessed via the internal laundry
- Covered rear sunroom at the back of the home
- Easy access 7.2 x 4.2m garage/workshop with covered storage at the rear
- Fully fenced, grassed yard.

Only a 10-15 min walk to West Ulverstone Beach, 5 minute walk to shops

3 1 3 976 m2

**Price** SOLD for \$452,000

**Property Type** Residential

**Property ID** 117

**Land Area** 976 m2

**Floor Area** 130 m2

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate

0400 180 515

and West Ulverstone Primary School.

Register you interest sooner rather than later, as this one may not hang around too long.

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