



**40 Ashwater Cres, Penguin**



## THE CHARMER

The word 'cute' has been bandied around for this charming Post-War home, but 'cute' can be a code word for 'small'.

That IS NOT the case here.

Around 149sqm of living space is on offer and represents the perfect first home or solid investment.

Set on a small access road off a quiet crescent, 40 Ashwater has:

- Three generous bedrooms
- Modern spacious bathroom
- Open plan eat-in kitchen
- Cozy living room
- Huge sun-drenched front deck
- Multi-purpose loft or storage area
- Lower level storage or craft/hobby room
- Ample space for 2-3 vehicle as the back of the house
- Fenced, grassed area on the bottom level of the block (total 825sqm)

This lovely home provides a real cottage feel, with plenty of natural light into the living areas.

3 1 2 825 m<sup>2</sup>

**Price** From \$499,000

**Property Type** Residential

**Property ID** 129

**Land Area** 825 m<sup>2</sup>

**Floor Area** 149 m<sup>2</sup>

## AGENT DETAILS

Craig Heppell - 0400 180 515

## OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

It's only a 4-minute drive into the main street of Penguin with an array of eateries and specialty shops, and the beach straight across the road.

Easy access onto the highway to take you toward Ulverstone or Devonport to the East or Burnie to the West.

Call us today to register your interest.

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