







CHARACTER, SPACE, VIEWS AND VALUE!

4 1 3 709m2

Whether you are looking for somewhere to live or a solid investment, you have come to the right place.

This immaculate home provides plenty of charm and comfort.

Loads of space to gather, yet enough when privacy is required.

Here is what it has to offer:

- Large family/lounge room with sweeping view over the Leven River*
- Jaw dropping kitchen/dining area also with river views and more over the streetscape of Ulverstone CBD
- Generous upstairs bedroom with built ins which is currently being used as office/craft space
- Beautiful family bathroom with separate w/c.
- Big internal laundry
- Internal access to single lockup garage
- Double Glazed Windows throughout.
- Fantastic outdoor entertainment area (North Facing) with easy to manage lawned area.

Downstairs

Price	SOLD
Property Type	Residential
Property ID	33
Land Area	709 m2
Floor Area	204 m2

AGENT DETAILS

Craig Heppell - 0400 180 515

OFFICE DETAILS

Ulverstone Real Estate
0400 180 515

- Spacious primary bedroom with walk in robe
- Two more generous bedrooms with built ins

Also, an easy access double carport with lockable workshop/storage space. There is more storage under the carport and under the home itself.

The block is fully fenced, safe for kids and pets.

And the location! A 3-minute drive into Ulverstone's vibrant riverfront and shopping precinct or a 10–15-minute stroll across the bridge. Parks and the riverbanks are almost outside your door.

*Note: Construction of the home in River Rd (behind) will have minimal effect on the views to the south/river. Elevation plan available for perusal by genuine buyers.

Want to know more? Ready to inspect?

Call Craig and Karen today!

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