







PRIVATE CHARACTER HOME ON HALF ACRE

4 1 4 2,147m2

This charming, and roomy, cottage set on 2147sqm (over half an acre) offers more than you may think.

Yes, the home itself is filled with history and character; Yes, the half acre lot is fenced and gives you oodles of space to play, plant and grow, but...

The potential is there for subdivision (STCA) to make the most of the position and Ulverstone's growing interest from buyers.

The home comprises:

- 4 generous bedrooms
- Gorgeous country style kitchen with impressive range
- Large Family Bathroom with separate w/c
- Big utility/mud room with laundry
- Cosy family lounge area with woodfire heater
- Covered front verandah
- Workshop with wood store
- Double lock up garage

Just a 3-4 minute drive across the Leven river into the heart of Ulverstone or a 15 minute walk; 10 minute walk to the river and an array of parks, and beaches only half a kilometre down the road.

Price	SOLD
Property Type	Residential
Property ID	34
Land Area	2,147 m2
Floor Area	162 m2

AGENT DETAILS

Craig Heppell - 0400 180 515

OFFICE DETAILS

Ulverstone Real Estate
0400 180 515

What are you waiting for? Motivated sellers are ready to go!

Call Craig today.

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