











## OFF THE CHARTS CHARM

3 1 4 1,846m2

'Chocka-block with charm' - this goes a long way to describing this c1911 home on a fantastic, fenced 1846sqm parcel of land.

Whilst this Federation home looks the goods, it provides oodles of space with multiple living spaces, oversized bedrooms and 11ft ornate ceilings.

The 172sqm of internal living space comprises:

- Three massive bedrooms
- Designer bathroom with clawfoot bath - separate WC
- Family sized eat-in kitchen with island bench.
- Sumptuous formal lounge with wood fire heater
- Classy dining room or easily converted to 4th bedroom or internal office.
- Impressive hall and entryway off a sundrenched L shaped front verandah
- Timber and carpeted floors throughout
- Full sized laundry
- Covered entertaining deck off the kitchen
- A 6mx6m garage and workshop, with 6m x 3m office or storage space attached

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 58 |
| **Land Area** | 1,846 m2 |
| **Floor Area** | 172 m2 |

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate
0400 180 515

- Carport
- Gorgeous, fenced yard with fruit trees and pretty plantings
- Semi-Circular driveway at the front with two street entrances

Perfectly located nearby to Leighlands, Sacred Heart and East Devonport Schools, and also a 10-15 minute stroll to Buttons Beach.

This is a feast for the eyes, but designed to ensure a very comfortable living environment for the lucky buyer...will it be you?

We are ready to show you this impressive home, so contact us as soon as you can.

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