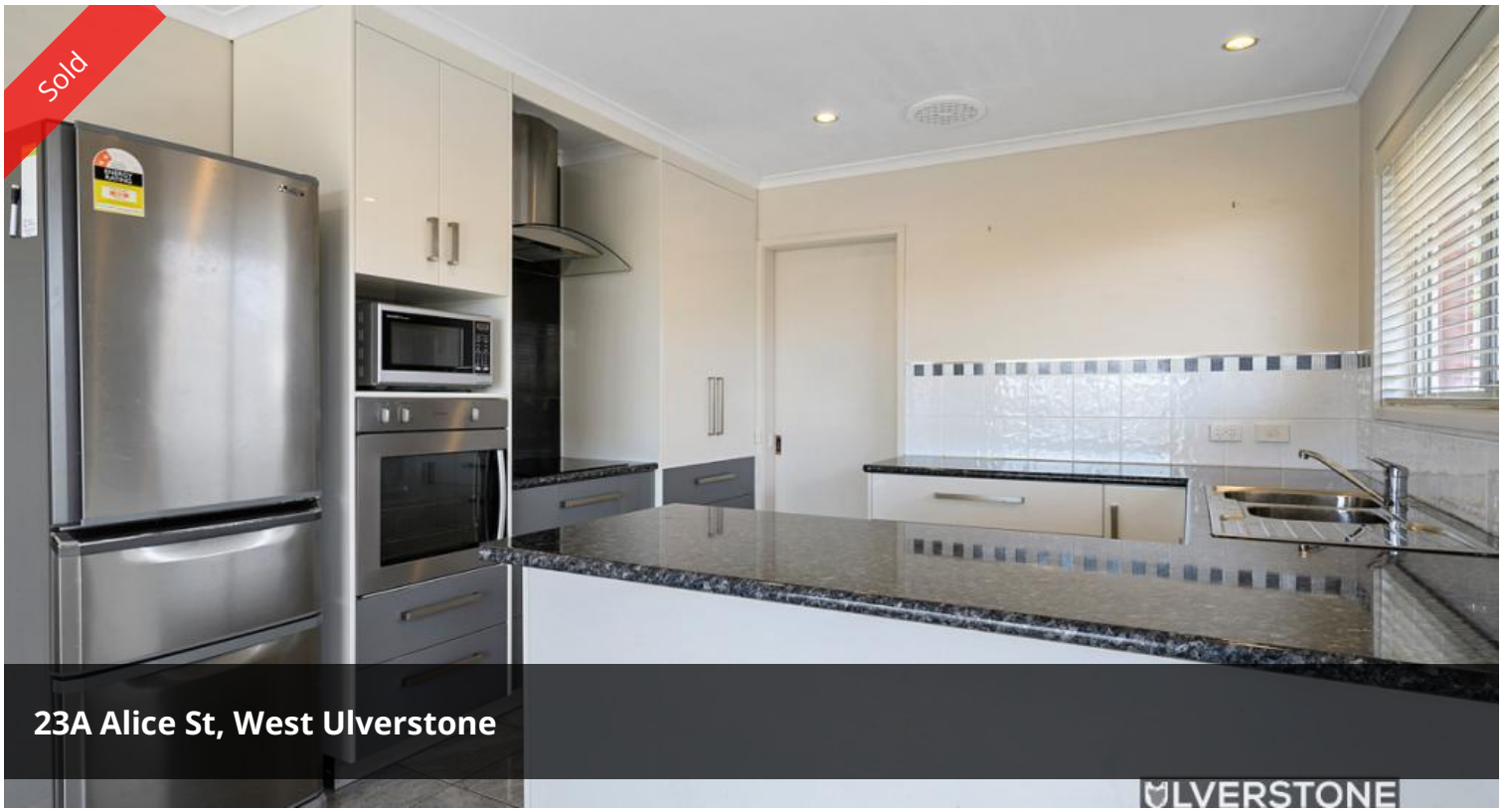












## PRICED TO SELL - MOVE STRAIGHT IN!

3 1 2 739m2

You've asked for it, so here it is!

Well-presented single level brick home on a generous 739sqm fenced block just 5 minutes' walk to Primary School and Shops, a tad longer down to West Ulverstone Beach.

This value packed opportunity offer:

- Three bedrooms (2 with built in robes)
- Large modern kitchen with seating space at the bench and dining space
- Sundrenched lounge/living area with woodfire heater and heat pump.
- Modern bathroom with bath and shower
- Large internal laundry with side access ramp to the clothesline.
- Big covered front verandah capturing views to the water and perfect for that morning coffee in the sun.
- 6x3 Shed (with power and water!) to store tools/gardening equipment or handyperson hideout!
- Covered outdoor entertaining area.
- Wide driveway that allows easy access to the yard providing potential

| | |
|---|---|
| **Price** | SOLD for $445,000 |
| **Property Type** | Residential |
| **Property ID** | 67 |
| **Land Area** | 739 m2 |
| **Floor Area** | 108 m2 |

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate
0400 180 515

for erecting a serious shed. (Did someone say room for the boat/van/trailer?)

This is the perfect first home buyer, downsizer or investor package. Basically, nothing to do!

Motivated seller is already on the move and welcomes your offers.

Don't hesitate on this one!

Contact us today to arrange your inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*