

Sold



13 Nichols St, Ulverstone



## NOT PERFECT, BUT THE PERFECT OPPORTUNITY

Lovingly owned and lived in by the same family for over forty years, this lowset brick home represents a great opportunity for someone who wants to roll their sleeves up and realise the potential.

Situated in a quiet no through road, just a 10-12 minute walk into the heart of Ulverstone, this home offers:

- Three generous bedrooms, all with built in robes
- True retro style eat-in kitchen
- Comfy lounge room, still with oil heater which could easily be swapped out for a heat pump
- North-west facing sunroom to capture the warming rays during the cooler months
- Bathroom is in good condition with shower and bath - separate toilet.
- Generous indoor laundry
- Single garage with auto door
- Flat, fenced yard

This home comes with a more than realistic price tag to allow you to take advantage of its potential, so don't think for too long about it.

🛏 3 📶 1 🚗 3 🏠 548m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	85
<b>Land Area</b>	548 m <sup>2</sup>
<b>Floor Area</b>	110 m <sup>2</sup>

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

**We are ready to show you through and the family is ready to do a deal!**

*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.*