

**1/14 Arthur Street, Sorell, Tas 7172**



**Sold Villa**

Friday, 29 September 2023

1/14 Arthur Street, Sorell, Tas 7172

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 113 m2**

**Type: Villa**



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**\$545,000**

Perfectly positioned upon the fringe of the Sorell township, within walking distance to the fantastic amenities and essential services of the suburb that acts as the gateway to Tasmania's East Coast, sits an impeccably maintained villa filled with sunshine and comfort. Immaculately presented and freshly painted throughout, this spacious villa features contemporary interiors where neutral tones, plush new carpet, charcoal tiling, and light-filled spaces combine to create a warm and inviting ambiance. Open-plan living bathes in natural light and incorporates a family dining space. The modern kitchen comes fully equipped with stainless-steel appliances, including Ariston dishwasher, oven, electric stovetop, Haier fridge as well as plenty of storage and roomy benchtops. Ideal for small families, singles and couples, comfortable accommodation comprises of two bedrooms, each brimming with abundant sun, and each inclusive of built-in wardrobes and cosy carpet. The contemporary bathroom features stylish wall and floor tiles and contains a bath, shower, and a vanity with a separate toilet adjacent. The laundry sits near the entrance of the home away from view and plenty of additional storage can be found within large hallway closets. The Kelvinator heat pump ensures year-round comfort. Outside, the fully fenced grounds are filled with beautiful, established gardens, where tall leafy trees offer shade and privacy and the lawns are low-maintenance. From the living area, indoors extends out to the sun-soaked space perfect of entertaining. A secure garage, with internal access, provides housing for one vehicle, allowing for car to house access throughout the seasons. Additional off-street parking for one further vehicle is available on site. Conveniently situated within a short stroll to numerous parks and recreation spaces, along with two major supermarkets, restaurants, cafes, and essential services, this delightful property in the heart of Sorell is perfect for first home buyers, downsizing retirees, small families, or as a solid investment opportunity. • Open-plan, sun-filled living • Constructed in 2010 • Fully fenced and established grounds • Convenient Sorell location close to schools, shops, and services The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only