

# 1/14 Kings Parade, Ulverstone, Tas 7315



## Unit For Sale

Tuesday, 12 March 2024

1/14 Kings Parade, Ulverstone, Tas 7315

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 149 m2**

**Type: Unit**



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## Offers Over \$470,000

Low set 3 bedroom, 1 bathroom villa with water & park views  
Small and quiet boutique complex with affordable body corporate fees  
Open plan lounge/dining room and a sunny, north facing aspect  
Single lock up garage, courtyard and main bathroom with separate toilet  
Across the road from riverfront parks, approx. 360m stroll into downtown Ulverstone  
Brimming with charm and basking in spectacular river views, this villa offers a low maintenance lifestyle in a prime Ulverstone location, only 360m (approx.) from town. As versatile as it is spacious, this solid brick property makes an ideal investment, weekender, downsizer or every day home by the water. Situated in a boutique complex comprising 5 villas, the property sits at the front of this quiet and friendly complex and appreciates a sunny, north facing aspect. Unfolding over 73m<sup>2</sup> (approx.) of living space, this sizeable unit reveals an open plan lounge and dining room that flow to the central kitchen. Bursting with a retro 1970s vibe, the original kitchen has been well maintained and updated with quality appliances. Washing the dishes will no longer be a chore with the kitchen sink overlooking the parklands and water that lie before you. The unit features 3 well appointed bedrooms with built in robes which share a bathroom combined with the laundry and a separate toilet. Other property highlights include: Separate single lock up garage  
Ramp access  
Private courtyard  
Affordable body corporate fees  
The home is located within walking distance to both the river and the town. Across the road beckons Anzac Park and the Leven River, which offers loads of waterfront green spaces, playground equipment and the Ulverstone Rowing Club. A level 360m (approx.) stroll will take you into the quaint and pretty town centre at Reibey Street, where you will find all the amenities you need including cafes, restaurants, supermarkets and services. Stunning beaches and wonderful nature trails are also moments away. Living here is effortless. Practical and handy, the property will appeal to a variety of buyers who seek a laidback lifestyle. This one will not last on the market for long, call now to arrange an inspection today. The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.