

1 Biarri Court, Howrah, Tas 7018



House For Sale

Friday, 5 January 2024

1 Biarri Court, Howrah, Tas 7018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 617 m2

Type: House



Daniel ten Broeke
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Offers Over \$650,000

A quality family residence conveniently situated near shops, schools, parks, and other amenities. Offering ample accommodation with a neat family bathroom, and modern kitchen with quality appliances. A low maintenance and fully fenced yard is a near blank slate for your dream garden, or allows more free time to spend with family. The kitchen features a spacious galley layout, high-quality appliances, ample storage including a sizable pantry, and plenty of counter space for meal preparation. The bright dining area opens to a covered side balcony, offering a great spot to enjoy a morning coffee or evening wine. Continuing into the adjoining carpeted living space, enjoy the sunlit ambiance through glass sliding French doors and stay comfortable year-round with the reverse cycle air conditioner. With three dedicated bedrooms, all with built-in robes, this home accommodates comfortably. The neatly presented bathroom includes a bath, shower, vanity, and a separate WC. The laundry is also separate and has close access to the back yard and ample storage. The secure, fully fenced yard ensures a safe play area for both children and pets. With low maintenance landscaping and a paved outdoor seating spot, it's perfect for al fresco dining or entertaining guests with a BBQ. Additionally, a large garden shed offers storage space or a small workshop, while a double garage provides ample parking or extra storage underneath the house. Nestled in Howrah on the Eastern Shore, this location boasts nearby parks, a foreshore walking track, great schools, cafes, and proximity to Shoreline Plaza and Glebe Hill Village. The CBD is less than a 20-minute commute, offering easy access to all necessary conveniences.

- Quality brick home in great locale
- Modern kitchen with quality appliances
- Spacious and light filled living and dining areas
- Dining area with access to covered porch
- Three dedicated bedrooms, all with built in robes
- Neatly presented family bathroom
- Separate WC and laundry facilities
- Double car garage or additional under house storage
- Low maintenance, fully fenced yard with large garden shed
- Paved outdoor area, great for BBQs or al fresco dining
- Proximity to schools, cafes, shops, parks and public transport
- Council rates approx. \$2,100pa
- Water rates approx. \$1,100pa
- Rent appraisal \$500 - \$550 pw