

**1 Scarlett Lane, Bridgewater, Tas 7030**

RIPPLE

**Sold House**

Wednesday, 11 October 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 281 m2**

**Type: House**



Warwick Page  
0362280895

## Contact agent

Sure to be a popular choice with investors or buyers looking to enter the property market, this well-presented townhouse offers low-maintenance living and absolute convenience to Bridgewater's many amenities. The recent 2018 construction and contemporary design means that you can expect current building standards, such as double glazing throughout, and that everything is up to date and ready to move straight in. Split over two levels, upstairs consists of three good-sized bedrooms with generous built-in storage, and the sunny balcony off the master bedroom is ideal for catching afternoon sun. There's also a family bathroom, and a European-style laundry on this level. Downstairs contains a comfortable open plan living area with reverse cycle air conditioning, plenty of space for relaxing and family dining, as well as a modern kitchen with a large corner pantry. A second toilet, and a single garage which has been partially converted into a study and storage room complete the home. This strata-titled property has its own private yard, which is a huge benefit for those with kids or pets needing space to play. The compact and fully fenced area has low maintenance paving and a sun deck accessed via sliding doors from the kitchen, as well as a big enough lawn to start a small garden. Situated just across the way from the many shops and services that Bridgewater has to offer, as well as a range of local schools, TAFE campus and a regular bus service nearby, you couldn't ask for a more convenient location. Central Hobart is 25 minutes' drive away, and the Bridgewater Community Parkland is only a short distance from home - with an excellent playground, picnic area, water access, and foreshore trail - providing a fabulous family day out. Arrange a time with Warwick to inspect this comfortable and convenient home, but with such broad appeal, you'll want to be quick to avoid missing out on this exceptional opportunity! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.