

# 11 Lavender Grove, Summerhill, Tas 7250

## House For Sale

Wednesday, 17 April 2024



11 Lavender Grove, Summerhill, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Ananda & Kate

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## Offers Over \$549,000

Nestled in the highly coveted suburb of Summerhill, 11 Lavender Grove offers an exceptional opportunity for families, investors, and first-time homebuyers alike. This immaculate three-bedroom house exudes charm with its lovely street appeal and low-maintenance brick exterior. As you step inside, you're greeted by a warm and inviting ambiance with bright and sunny rooms that boast an open plan living design, ideal for modern family life. The home's presentation is simply immaculate throughout, with thoughtful touches that add to its undeniable allure. Each of the three bedrooms is equipped with built-in wardrobes, ensuring ample storage for a growing family. The clever layout places the toilet separate from the bathroom for added convenience during those busy morning routines. The spacious double garage not only offers ample parking for your vehicles but also provides an abundance of storage space. There is exciting potential to transform this area into a versatile retreat, a home gym, or even a workshop. Positioned on a desirable corner block, this property also features a fully fenced back garden, offering a safe haven for children to play and an idyllic space for outdoor entertaining. Located in a serene and picturesque neighbourhood, this home is a stone's throw away from local amenities, making it an attractive proposition for those seeking a balance of tranquillity and convenience. With its large, sunny rooms and quality features, 11 Lavender Grove is a true gem waiting to be discovered. Don't miss the chance to make this house your family's new home or add it to your investment portfolio. Year built: 1974 Council Rates: \$330 p/q approx. Water rates: \$277 p/q approx. Land size: 607m<sup>2</sup> approx. Building size: 150m<sup>2</sup> approx. Rental estimate: \$470-\$500 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.