

**12 Moore Street, West Ulverstone, Tas 7315**



**House For Sale**

Wednesday, 4 October 2023

**12 Moore Street, West Ulverstone, Tas 7315**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 655 m2**

**Type: House**



Amanda Breen  
0419108415

**\$548,000**

\* Large family home with versatile living options\* Sunny corner position with north-facing courtyard\* Parents wing on the upper level with retreat, bar, ensuite and WIR\* Established gardens, separate garage/workshop and additional onsite parking\* Family-friendly location, short stroll to daycare, schools, tennis courts and the beach! Built in 1958, this solid brick and timber home evokes a nostalgic feel with warm and inviting interiors and a big backyard! Close to local schools and childcare, the glistening waters of Picnic Point Beach are just a short stroll away making this an idyllic place to call home. Occupying a level 655m<sup>2</sup> (approx.) corner position, this magnificent home rests proudly behind established gardens and a lush green lawn. On the lower level, multiple living zones are revealed including a sunroom, lounge and living room providing flexible living choices for future owners. A cosy timber-style kitchen overlooks both the lounge and the courtyard and comes equipped with everything you need including quality appliances and oodles of storage. And when it's time to eat, gather a crowd in the sun-drenched private courtyard for a casual barbeque, while you watch the kids and pets muck around on the grass. A 8.0m x 5.4m (approx.) 2 bay garage plus workshop an added bonus! Ground floor accommodation comprises 3 bedrooms with built-ins which share a family bathroom with a bath, shower and a separate toilet. Stairs ascend to the secluded parents retreat, which includes another living space and bar so you can pour yourself a drink and settle in for the night to watch your favourite Netflix shows without interruption! The master bedroom features an ensuite and a generously sized WIR. The residence is positioned across the road from a daycare centre and older kids can walk around the corner to West Ulverstone Primary School. Sandy beaches, grassy reserves and the playground are only a 400m (approx.) meander away with a coastal track available at your doorstep. Other amenities within walking distance include tennis courts, a leisure centre, sports clubs, restaurants and cafes, while major conveniences and services are located in the main township of Ulverstone just a 5-minute (approx.) drive from your new home. A peaceful and safe base to raise the family, the home is ready to move in as is, yet there is room to add value if desired. This unique property is sizeable and can grow and adapt to any family at any stage in life, where everyone can relax, spread out and enjoy a carefree coastal lifestyle. 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.