

# 13 Gilmour Crescent, Somerset, Tas 7322



## House For Sale

Wednesday, 12 June 2024

13 Gilmour Crescent, Somerset, Tas 7322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 918 m2**

**Type: House**



Jenna & Andrew Miles

**\$485,000**

Very few straight-line walls and square rooms, all about the angles that create a one-off unique look and style, an Art Deco charmer that would shine with contemporary touches and cosmetic lift. A quiet elevated cul-de-sac position that welcomes the light and sunshine, large north facing glazing creates a warm and welcoming internal temperature. Warm Tasmanian timbers and floorboards, a large wood-heater that creates an ambience and a radiant warmth throughout the living spaces and open hallway. A compact kitchen yet providing plentiful bench space and phenomenal storage cupboards. A casual dining space inclusive within the main living, adjacent the kitchen is another formal dining room, casual sitting room, or bedroom space if desired, direct access to the balcony from this room and via the warm sunroom, a very versatile floor plan! A central bathroom between the bedrooms, typical of the era, the design and fittings in line with the home's unique decor. On the lower level a built-in bar opposite the large garage, extra under stairwell storage, a 4th bedroom with built-in robes and a shower room creates the ultimate teenager escape. Set well back from the street and block frontage, opportunity is endless for creative landscaping, new roof and an amazingly solid and well-built structure, the basis for a wonderful live-in project. Call the Team at Jenrew! Additional Property Information: Year Built: 1967 Council Rates: \$1,584.80pa Water Rates: \$1,109.92pa + usage charges Floor area: 155m<sup>2</sup> approx (excluding carport & balcony) Land size: 918m<sup>2</sup> approx DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.