

**13 Jimbirn Street, Berriedale, Tas 7011**



**Sold House**

Saturday, 12 August 2023

13 Jimbirn Street, Berriedale, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 668 m2**

**Type: House**

**\$588,000**

Located only 14km from the city in an elevated position overlooking the River Derwent, this affordable family home presents a great opportunity for first home buyers and investors. • North-eastern aspect bathed in natural light • Picturesque views across the River Derwent • Recreational locale 300m from the foreshore • Open plan kitchen & dining with bay window • Adjoining formal lounge with cosy heat pump • 3 bedrooms plus rumpus with covered deck • Updated bathroom, separate toilet & laundry • Carport, OSP & spacious, fully fenced garden • Good potential to renovate & leverage equity • Close to public transport & intercity cycleway • 14km to the city & 2km from Claremont Plaza • Ideal home for first home buyers & investors  
Built: 1964  
Construction: Weatherboard  
Heating: Heat Pump  
Council Rates: Approx. \$1760  
Water Rates: Approx. \$1,072 pa + usage  
Rent: \$490 per week