

**136 Emmett Street, Smithton, Tas 7330**



**House For Sale**

Saturday, 30 March 2024

136 Emmett Street, Smithton, Tas 7330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**



Carlton Heres  
0437525877



Rylee Popowski  
0428877843

## **Best Offers Over \$450,000**

This property offers character and charm in abundance. Situated a stones throw from the Duck River you are in a quiet, peaceful and high-end pocket of the Smithton real estate market. With the added bonus of a large shed with workshop, the potential here is endless! The property features the following;- 3 good size bedrooms all have built ins- Spacious kitchen offers plenty of storage options- Main bathroom includes walk in shower- Additional second bathroom features a bathtub- Convenience of 2 toilets- In-ceiling reverse cycle heat pump for all heating and cooling needs- Sun room/second living with stunning polished Tas-oak floorboards enjoys water views and afternoon sun- Dual access to the block off Emmett Street and Billing Street- Fully fenced backyard perfect for kids and pets to play Building Size: 167m<sup>2</sup> (approx.) Land Size: 1012m<sup>2</sup> (approx.) If you are unable to inspect this home, we are kindly offering virtual inspections. At this time if there is anything that we can do to make your buying experience easier, please just let us know. One Agency has no reason to doubt the accuracy of the information in this document which has been sourced from means that are considered reliable, however, we cannot guarantee accuracy. Prospective purchasers are advised to carry out their investigations.