

**16 Arthur Street, Evandale, Tas 7212**



**Sold House**

Wednesday, 27 September 2023

16 Arthur Street, Evandale, Tas 7212

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 961 m2**

**Type: House**



Chelsea Briggs  
0363912911

## Contact agent

Constructed with care and affection in 1950, this weatherboard and Colorbond cottage exudes character and warmth, making it a must-see. Situated on an expansive 961m<sup>2</sup> lot in one of Evandale's most prestigious streets, 16 Arthur Street is a charming 1950s cottage that beckons you to make it your own. This inviting home boasts two generously sized bedrooms, an updated kitchen seamlessly integrated with an open-plan dining area, and the convenience of both a heat pump and wood heater, ensuring your comfort throughout the seasons. The property has undergone significant improvements, featuring beautiful hardwood floors and a modern, neutral colour palette, allowing you to move in with ease. Step outside, and you'll discover a picturesque cottage garden with a spacious lawn for children and pets to frolic. The backyard offers a serene canvas for creating your dream outdoor entertainment space, providing tranquillity and seclusion. Completing the package is a double garage and workshop space, adding practicality to this charming abode. Take your chance to make this cottage your forever home; schedule an inspection today! The Facts Land size: 961m<sup>2</sup> approx. Building size: 101m<sup>2</sup> approx. Year built: 1950 Rental estimate: \$480 per week Council rates: \$300 per quarter approx. Water Rates \$250 per quarter + variable Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.