

**16 Warruga Street, Bridgewater, Tas 7030**



**House For Sale**

Tuesday, 19 March 2024

**16 Warruga Street, Bridgewater, Tas 7030**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 644 m2**

**Type: House**



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## Offers over \$389,000

• Set on a 644m<sup>2</sup> easy care block • 3 bedrooms, 1 bathroom, separate toilet • Built in 1973, brick construction • Neat & tidy home, heat pump • Fully fenced backyard • Great for first home buyer or investor • Tenanted until 01/04/2024 • Walk to the Bridgewater Foreshore Trail • Close to shops, schools, & transport Just a 20-minute drive (approx.) to Hobart, Bridgewater offers two shopping precincts which include Coles, Woolworths, a variety of specialty stores and services along with two major fast-food outlets. This area is well serviced with a public transport system in addition to having both public and private schools ranging from Primary through to High School, the area also features the Bridgewater Foreshore Trail for a picturesque walk to one of the many kids' playgrounds/parks on offer. A popular area for downsizers, 1st home buyers and investors given the close proximity to services, schools, shopping and Hobart. Council: Brighton Rates: \$1,600 pa approx. Zoning: General Residential Rental Appraisal: \$380 - \$440 pw approx. BelleParker@homes have made every effort to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, guarantee cannot be assured. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.