

**17 Clara Street, West Ulverstone, Tas 7315**



**Sold House**

Thursday, 17 August 2023

17 Clara Street, West Ulverstone, Tas 7315

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1417 m2**

**Type: House**

**\$463,000**

Blending convenience with charm, this low-set beauty is a versatile gem! Perched across the road from sporting fields and around the corner from schools, pristine waters, and white sandy beaches beckon from the end of the street! Fastidiously cared for, this home delivers more than meets the eye. Step inside to discover a massive lounge flooded in natural light, which lies adjacent to the kitchen and dining room. Built-in seating and a mosaic-tiled splashback enhance the retro vibes of this bright and cheery kitchen. And when it's time to eat, relax under the patio in the afternoon sea breezes.

Accommodation comprises 3 large bedrooms with built-in robes that share a renovated bathroom with a walk-in shower, bath, and a separate toilet. A unique find, the home is set up for dual living with a self-contained granny flat that appreciates separate access. The flat includes a bedroom, ensuite, split system air-conditioning, built-in robe, an open plan lounge, dining, and kitchenette. Other property highlights include: • A huge internal laundry • Double carport • Freshly painted interiors • Hardwood floors • A 6.2m x 5.5m (approx.) garage/workshop with toilet

The possibilities this property affords prospective buyers are endless. Investors can relish in a healthy return on their investment with the potential to either subdivide or yield a dual income stream. First-home buyers can immerse themselves in a beach lifestyle with the option to live in the home and rent out the granny flat to help pay the mortgage or accommodate the in-laws. And as the family grows, there's plenty of room to extend. Only footsteps to Picnic Point Beach, enjoy fishing and swimming all year round, or tuck into a picnic as the name suggests! The kids can walk safely to West Ulverstone Primary School, and in the afternoon, let them burn off their energy playing on the fields at the West Ulverstone Sports Club located across the road. Due to the vast appeal of this adaptable property and convenient coastal lifestyle, an inspection is a must, as this home won't last on the market for long. Call now to arrange an inspection today! \*The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.