

190 Waterworks Road, Dynnyrne, Tas 7005

Salamanca
Realty

Sold House

Friday, 1 September 2023

190 Waterworks Road, Dynnyrne, Tas 7005

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 685 m²

Type: House

Contact agent

A mere 5-minute commute to Sandy Bay from the very edge of the Waterworks reserve, which is a very special recreational area with well-defined and maintained walking tracks around the bushland setting of the Waterworks reserve and waterways. If you are that special kind of person who delights in the natural environment then 190 Waterworks may very well be the house for you. If you are a first home buyer then the affordability of this property may suit your budget. If you are just the tiniest bit the home handy person then 190 Waterworks is even more inviting, with opportunity to add value without overspending. Built in 1968, 190 Waterworks is a most liveable compact (83m²) weatherboard home with an open plan kitchen/living area, and a no-nonsense bathroom and toilet. Currently there are 2 designated bedrooms, but there is a separate living room which could be adapted to become a 3rd bedroom if preferred. There is a combination of 2 electric panel heaters, a Saxon combustion wood heater, and the roof cavity is insulated. There is a good utility/storage area under the house, side ramp access and entry deck. The land area of the block is 685m² and it falls from Waterworks Road with an initial gentle slope increasing to moderately as it meets the Sandy Bay rivulet adjacent to its rear boundary. Subject to council approval the utility area underneath could be further developed to a higher standard of liveability. Council rates - approx \$1,943pa, Water Rates approx \$1,200pa. 190 Waterworks Road is offered to the marketplace with first-home buyers in mind, seeking serious interest at \$580,000+