

**2/18 Abbott Street, Upper Burnie, Tas 7320**



**Unit For Sale**

Thursday, 11 April 2024

2/18 Abbott Street, Upper Burnie, Tas 7320

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 173 m2**

**Type: Unit**



Jenna & Andrew Miles

**\$365,000**

There are plenty of positives to keep in mind when considering this beautifully kept and much-loved unit within the main hub of Upper Burnie. A pharmacy, 2 bakeries, a newsagency and supermarket all within an easy 300m walk, convenience! Privately set back from the street and level set around the unit, provides an underlying assurance and safe feel. Surprisingly roomy and open plan kitchen, dining and living room that enjoys eastern and northern light and sunshine. A sliding door from the living area to a fenced patio area and foldable clothesline, ideal sunny sitting spot. Both the master bedroom and 2nd bedroom have the original well-kept built in robes and a central bathroom with separate bath and shower. Remote access to the garage and an external side door to the laundry provides prompt access inside the unit in inclement weather conditions. A cosy and comfortable unit that you will easily enjoy just being at home! Call the Team at Jenrew, we look forward to showing you through. Additional Property Information: Year Built: 1996 Council Rates: \$1,671.21pa approx Water Rates: \$1,109.92pa + usage charges Floor area: 92m<sup>2</sup> approx (excluding garage) Land Size: 173m<sup>2</sup> approx

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.