

# 21 Esplanade, West Ulverstone, Tas 7315



## Sold House

Saturday, 19 August 2023

21 Esplanade, West Ulverstone, Tas 7315

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 566 m<sup>2</sup>

Type: House

**\$845,000**

Welcome to one of Ulverstone's premier addresses. Rarely do any homes become available in this magnificent location. Just a stone's throw from the banks for the picturesque Leven River, you'll feel like you're always on holiday. In fact, the home is currently registered as an Airbnb with a good occupancy rate. The home features: Spacious living room with vaulted timber ceiling. This steps down to the dining and kitchen. A well-appointed kitchen with a butler's pantry. Three generous bedrooms. The master bedroom is upstairs and has its own private deck and views across the mouth of the river. The other two bedrooms are on the ground level with the second bedroom boasting an ensuite. The bathroom has a shower over the bath. There are three toilets in total including the one in the garage. You have a choice of heaters; a friendly wood heater or a Mitsubishi reverse cycle electric heater, depending on your mood. The garage (8m x 7.4m) incorporates internal improvements including a toilet and shower plus there's a double carport (7m x 7.4m<sup>2</sup>) adjoined to it giving you a fantastic space to do the things you want to do. Sporting grounds and sports stadium are just across the street and the West Ulverstone shopping precinct a short walk away. Feel welcome to phone me to arrange an inspection. You're going to love it! Land Size - 566m<sup>2</sup> House size - 140m<sup>2</sup> Garage - 59m<sup>2</sup> Carport - 52m<sup>2</sup> Built - 1971 Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.