

# 3 Patrick Street, Ulverstone, Tas 7315

## House For Sale

Tuesday, 16 January 2024

3 Patrick Street, Ulverstone, Tas 7315

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 733 m<sup>2</sup>

Type: House



Raymond Buitenhuis

0408144360

**\$710,000**

Welcome to 3 Patrick Street, Ulverstone!! Located right in the heart of Ulverstone, Patrick Street is one of those streets that people rarely sell in. It's only a minutes' walk to the Ulverstone town center, the wharf precinct and the picturesque Leven River, and only a little further to parks, cycling tracks and some of Ulverstone's beautiful; sandy beaches. The Federation home has plenty to offer and features:-An inviting hallway with a stunning arch as you enter. A formal lounge room with a new wood heater and an adjoining formal dining room. An open plan living and dining area. A very recent kitchen with a 6 burner gas stove, dishwasher along with quality appliances and loads of cupboard and drawer space. Four bedrooms, all with built-in wardrobes. The bathroom has been totally renewed with a quality vanity, an inviting bath and an open shower. Heating is provided by a Daikin reverse cycle electric heater as well as the previously mentioned wood heater. Single enclosed carport and a garden shed. The grounds are lovingly manicured and landscaped. Feel welcome to phone Raymond Buitenhuis to arrange an inspection. You're going to love it! Land Size - 733m<sup>2</sup> House size - 172m<sup>2</sup> Carport - 36m<sup>2</sup> Built - 1900 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.