

3 South Terrace, Lauderdale, Tas 7021



House For Sale

Monday, 18 March 2024

3 South Terrace, Lauderdale, Tas 7021

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 632 m2

Type: House



Daniel ten Broeke
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Kahn Duffey
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\$595,000 - \$645,000

This wonderful residence, situated in an incredibly convenient location, features easy level entry access, a well-kept yard that is both private and flat, complete with multiple raised vegetable gardens. With three bedrooms, an updated kitchen, a spacious living area, and a modern family bathroom, this home offers ample space and comfort. The bright living and dining area, adorned with original timber floors, is enhanced by a wood heater and reverse cycle air conditioner, ensuring comfort throughout the year, especially during the cooler months. The kitchen, adjacent to the living space, has been tastefully renovated, boasting ample bench space, storage, and a walk-in pantry. Accommodation comprises three generously sized bedrooms, serviced by a renovated family bathroom with under floor heating offers a modern appeal and including a bath, shower, vanity, and toilet. An additional powder room adds convenience, and the separate spacious laundry provides direct access to the backyard. The flat, fenced yard is meticulously maintained and includes a large workshop and additional undercover storage, suitable for various purposes such as a man cave, extra storage, or studio space. Several garden beds at the front of the property are brimming with healthy vegetables, perfect for those with a green thumb. There is also a small orchard and a large water tank on the property. Conveniently positioned just a few houses away from the local Hill Street Grocer and opposite a park with basketball courts and a skatepark, this residence also offers easy access to cafes, restaurants, schools, and the picturesque Lauderdale Beach, all within a short stroll.

- Conveniently located residence with level entry access
- Private yard featuring multiple raised vegetable gardens
- Spacious and bright living and dining area with original timber floors
- Wood heater and reverse cycle air conditioner for year-round comfort
- Tastefully renovated kitchen with ample bench space and walk-in pantry
- Three generously sized bedrooms
- Renovated, modern family bathroom with under floor heating
- Additional powder room for convenience
- Separate spacious laundry with backyard access
- Meticulously maintained flat, fenced yard with large workshop and undercover storage
- A small orchard and large water tank
- Nearby amenities include Hill Street Grocer, park with basketball court and skatepark
- Walking distance to cafes, restaurants, schools, and Lauderdale Beach
- Council rates approx. \$1,412pa
- Water rates approx. \$520pa
- Rent appraisal \$440 - \$480pw