

304 Cambridge Road, Warrane, Tas 7018



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1067 m2

Type: House



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\$685,000

This great weatherboard home is situated on a large allotment of 1,067m² offering the possibility to develop two modern units in the rear yard or utilise the space to expand and renovate the original dwelling into a fantastic family home. The existing dwelling offers an open plan layout with the ability to close off the living area with cavity sliders. The neatly presented kitchen and dining area has great potential and offers a decent amount of storage along with access to the rear yard via the spacious laundry. The living area is light filled and offers an electric heater and heat pump for climate control. Accommodation is provided by three generous bedrooms and the home is serviced by an updated bathroom, with shower and vanity. The WC and laundry are separate with the laundry having direct access to the rear yard. The fully fenced rear yard is flat, low maintenance yard, and approx. 1,067m² in size. Vehicle access into the rear yard is ideal for storage of trailers, boats etc. There is also potential to develop the rear yard with two modern units. Located close to prestigious schools, shopping precincts, and only a 10-minute commute to the CBD where you will find everything you need and more.

- Potential development site in a great location
- Light filled and spacious open plan living area
- Neatly presented kitchen and dining
- Heat pump and electric heater for climate control
- NBN connected
- Three generous bedrooms
- Updated bathroom with separate WC and laundry
- Low maintenance, level block
- Close to schools, shopping precincts and more
- 10 minute commute to the CBD
- Water rates approx. \$1,200pa
- Council rates approx. \$1,500pa
- Rent appraisal \$440 - \$480pw