

# 32 Lamprill Circle, Herdsmans Cove, Tas 7030



## House For Sale

Tuesday, 30 April 2024

32 Lamprill Circle, Herdsmans Cove, Tas 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 656 m2**

**Type: House**



Justin Atkinson  
0428899582



Andrea Cooper  
0408655623

## Offers over \$375,000

Located on the top side of the road in an elevated position the home captures all day sun and takes in sweeping mountain & river views, this is perfect for first-time homebuyers or investors. 32 Lamprill Circle, Herdsmans Cove, presents a unique opportunity to put your own mark on a property with tremendous potential. With some painting and new flooring, you can transform this property into a standout home. This home boasts a durable concrete brick construction with a Colorbond roof, ensuring longevity and ease of maintenance. The interior layout has been opened up from the kitchen and dining areas to take full advantage of the stunning views of mountains and river. The home is equipped with two reverse cycle heat pump, ensuring comfort in all seasons. The property includes three spacious bedrooms, along with a central bathroom, separate toilet, and laundry. Practical features extend outside with a single lock-up garage and extensive underhouse storage. With some new fencing the yard is landscaped in a low maintenance style, featuring a private area that is perfect for outdoor enjoyment. Features include:- Opposite a new park- On a public transport route- Council rates approximately \$1,500- Fully fenced for privacy and security- Ample storage with a lock-up garage and underhouse space Don't miss this chance to make 32 Lamprill Circle your dream home. Be quick to inspect and seize the opportunity to craft a truly personal retreat in this charming location. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.