

# 32 Nixon Street, Devonport, Tas 7310



## House For Sale

Monday, 22 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



David Parry  
0488123410



Brad Ball  
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## Offers Over \$499,000

Discover the perfect blend of comfort and convenience at 32 Nixon Street, a beautifully renovated three-bedroom home nestled in the heart of Devonport. This property boasts a thoughtful layout designed for modern living and is ideally situated just minutes from the bustling Devonport CBD and scenic Mersey Bluff. Enjoy the seamless flow of the open-plan kitchen, dining, and living areas, bathed in natural light and featuring updated neutral colour schemes and modern downlighting. The classic style kitchen is well-appointed with ample storage and quality tiling, ensuring a delightful cooking experience. The home is climate-controlled with a reverse cycle heat pump and air conditioning unit, guaranteeing comfort throughout the year. The property offers three generously sized bedrooms, all with built-in robes, and a rumpus room which is a versatile room to suit many needs. The well-presented main bathroom includes a separate shower, bath, and vanity, and the convenience of a separate toilet enhances functionality. Step outside to the large entertaining deck, partially covered for all-weather enjoyment, which overlooks the low-maintenance, landscaped garden. Secure gated access to the rear yard adds privacy and security. A spacious double garage shed provides ample parking and storage solutions, with a concrete driveway leading to it. Located less than a minute's drive from Nixon Street Primary School and only two minutes from Devonport CBD, the property offers easy access to shops, cafes, and entertainment options. Nearby recreational areas are perfect for walking pets or family outings, and the proximity to playgrounds and the beach at Mersey Bluff make this an exceptional choice for anyone seeking a first home, a strategic investment, or needing extra space for a growing family. Don't miss out on this immaculate home—schedule your inspection today! \*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigation.