

# 33 Hardwicke St, Summerhill, Tas 7250



## House For Sale

Thursday, 21 March 2024

33 Hardwicke St, Summerhill, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 837 m2**

**Type: House**



Rae Smith

0455445300

## Offers Over \$475,000

This neatly presented home is a rare find in the current market, offering comfort and convenience in the family friendly suburb of Summerhill. Buyers will be impressed by the neatly updated interior of the property, while there is still plenty of room for exterior improvements to be made. The huge fully fenced backyard will certainly appeal to buyers who might want to plant lots of vegetables or fruit trees, build a granny flat (STCA) or just have space for children and pets to play safely. The room configuration of the home includes three double bedrooms, an open plan kitchen/dining zone and a lovely comfortable lounge. The sunlit kitchen and dining area overlook the Hardwicke Street Bush Reserve which offers an off-lead dog park. The bathroom is one of the most impressive features in the house with a corner shower, vanity and a deep soaking bath. There is also the added convenience of a separate toilet and laundry. An abundance of storage is on offer here and includes an expansive garage/workshop (with plumbing) along with extra storage under the house. Parking is also taken care of with the garage plus a driveway perfect for a couple of extra vehicles to be parked off street. The location of 33 Hardwicke Street is a definite drawcard, from the peaceful neighbourhood to the gate in the back fence allowing easy access for early morning works with a four-legged friend. This is one not to be missed so call Rae today on 0455 445 300 to find out more. Launceston City Council Rates: Approx \$1,829.12 pa TasWater Rates: Approx \$1,284.16 + usage pa Rental Appraisal \$440 - \$500 per week - Property Wise Launceston Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided. Property Code: 527