

**34 Malakoff Street, Somerset, Tas 7322**



**House For Sale**

Thursday, 11 April 2024

34 Malakoff Street, Somerset, Tas 7322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 771 m2**

**Type: House**



Jenna & Andrew Miles

## Offers Over \$435,000

An unassuming corner block and level set brick facade, a home that from the street doesn't immediately showcase all the features and benefits it has on offer. A dual driveway and a yard configuration that provides many options for the additional vehicles, boat or caravan, or options to landscape to suit. A beautiful slightly elevated timber decking receiving late afternoon sunshine, perfect for summer BBQ's and entertaining family and friends. A modern style kitchen and dining space with distant coastal and sea views out to Bass Strait, free warmth and sunshine streaming into the west facing living room windows, distributing complimentary warmth throughout the home and a new reverse cycle air-conditioning when required. A separate bath and shower, a modern style vanity, provides a tidy bathroom presentation. 3 bedrooms, all with built-in robes! Well fenced safe backyard, low maintenance exterior, level block, a very generous single garage, low traffic area, a brilliant basis to further improve and add value over time. Additional Property Information: Year Built: 1972 Council Rates: \$1,436.09pa approx Water Rates: \$1,109.92pa + usage charges Floor area: 96m<sup>2</sup> approx (excluding garage) Land Size: 771m<sup>2</sup> approx DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.