

**35 Currajong Street, Mornington, Tas 7018**

RIPPLE

**House For Sale**

Monday, 3 June 2024

35 Currajong Street, Mornington, Tas 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



Warwick Page  
0362280895

## Offers Over \$495,000

Here is a wonderful opportunity for first home buyers, savvy investors, or purchasers with bright ideas and flair for design. This modest three-bedroom property solid bones and plenty of fantastic features- bush and mountain views, a spacious yard, light-filled living areas, and a convenient location close to amenities and just 10 minutes from central Hobart. You will find a comfortable and inviting lounge with a pleasant outlook over the Meehan Ranges, and reverse cycle air conditioning to maintain an ideal temperature throughout the year. Step through to the spacious and functional eat-in kitchen. It has plenty of storage space, and it is easy to see the benefits some upgrades would bring to the space. All three double bedrooms have built-in wardrobes, there is a family bathroom with a vanity and shower over bath, as well as a separate toilet and laundry facilities on either side. The 581sqm corner block contains a fenced yard, which is perfect for kids and pets, and is an appealing blank canvas for those keen to start a veggie garden, so some landscaping or create a relaxed outdoor entertaining space. There's also a small shed, carport, and off-street parking available. With MacKillop College opposite, all the amenities of Eastlands shopping centre only 5 minutes away, a bus stop right outside, and a short commute into the CBD - the location's convenience is enviable. There are also beautiful beaches and natural bush reserves close by for those who love outdoor and active weekend adventures. Currently tenanted for \$475 per week on a rolling lease, you have the flexibility to continue as a rental with proven returns or move in and make a start on your plans to rejuvenate this little gem - either way, it's an exciting opportunity to invest in your future. Call Warwick today to schedule a viewing, he will be delighted to show you around. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.