

**35 Mary Street, West Ulverstone, Tas 7315**



**Sold House**

Friday, 18 August 2023

35 Mary Street, West Ulverstone, Tas 7315

Bedrooms: 2

Bathrooms: 1

Type: House

**\$275,000**

\* Low-set 2 bedroom, 1 bathroom conjoined home\* Massive fenced backyard ideal for pets and kids\* Master bedroom with built-ins\* Hard-wearing timber flooring throughout\* Only 800m (approx.) to local beaches, quick walk to primary school and daycare options Break into the thriving West Ulverstone market without breaking the bank! This low-set conjoined home is a smart choice for buyers seeking a lucrative investment or an affordable first home by the beach! Neat and tidy and boasting a huge backyard, the possibilities here are endless! Compact yet functional, the home impresses with an original charm and timber floors. Well-cared for interiors reveal a large lounge room with a cosy heater to keep you warm on those chilly nights. The kitchen boasts ample storage and easy-care linoleum flooring. Separate Lounge room and 2 bedrooms, the master with a built-in robe. The bathroom services the home and features a shower over bath and a separate toilet. A massive backyard awaits and will entice the kids, grandkids, and pets outside with loads of room for a swing set and trampoline. Raised garden beds are ready and waiting for you to grow your own herbs and veggies. Other property highlights include: • An internal laundry • Fully fenced yard with side access • Low-maintenance gardens The location of the conjoined is unrivalled, only an 800m (approx.) stroll to pristine local beaches and just around the corner from a daycare centre and West Ulverstone Primary School. Major supermarkets, a leisure centre, services, takeaway and dining options are also nearby. Call now to arrange an inspection today. \*The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.