

**36 Alford Street, Howrah, Tas 7018**



**House For Sale**

Monday, 4 March 2024

**36 Alford Street, Howrah, Tas 7018**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 148 m2**

**Type: House**



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## Offers over \$745,000

Nestled in Howrah's sought-after Eastern Shore locale, this well-established family home epitomises refined living with its meticulous presentation and inviting atmosphere. Enjoying a peaceful cul-de-sac setting, it bathes in natural light, offering a serene ambiance for comfortable living. Step inside to discover a spacious interior designed for family life, boasting four large bedrooms, two distinct living areas for relaxation and entertainment. A large, cosy lounge provides a perfect retreat, while a sheltered patio extends the living space outdoors for enjoyment on those sunny days. The well-equipped kitchen, complete with modern appliances morning sunshine and ample storage, is a real benefit. Outside, the property meticulously maintained grounds enhanced with lush greenery, blooming florals, and fruit trees. A large garage offers undercover and secure parking or the perfect place to tinker in a huge well-equipped workshop. The home's proximity to schools, parks, beaches, and essential services ensures comfort and ease of living in this highly desired suburb. Perfect for the growing family or intergenerational living with level access across the home. This residence offers not only a beautiful living space but also development potential (STCA), making it an ideal investment opportunity for those looking to expand or customise their dream home.

- Impeccably presented large family home in Howrah's Eastern Shore locale.
- Cul-de-sac location offering a tranquil setting.
- Four generous, bright bedrooms; two with built-in wardrobes.
- Development potential (STCA)
- Two separate living spaces: a large lounge and a combined casual family sitting room with dining.
- Well-equipped kitchen with modern appliances and ample storage.
- Indoor-outdoor flow with a sheltered patio for outdoor entertaining.
- Centrally located bathroom with shower and vanity; separate toilet.
- Laundry with ample storage and direct outdoor access.
- Fully fenced secure backyard perfect for security and privacy
- Impeccably established grounds with greenery, florals, vegetable patches, and fruit trees.

Year built: 1977  
Construction: Brick Veneer  
Annual Council Rates: \$ 2,300 approx  
Annual Water Rates: \$ 1,257 approx