

**36 Nixon Street, Devonport, Tas 7310**



**House For Sale**

Thursday, 12 October 2023

**36 Nixon Street, Devonport, Tas 7310**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 655 m2**

**Type: House**



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**\$420,000**

Offering incredible value for money, this is a rare chance for first home buyers and investors to break into the booming Devonport market without breaking the budget. Functional and comfortable, move in now and enjoy as is, or make a few personal tweaks to increase the potential of this well located home. Exuding a charming 1970s vibe, the home sits proudly on a level approximately 655m<sup>2</sup> allotment. Stepping inside this low set, accessible home, freshly painted interiors and striking timber flooring combine to create a light and harmonious atmosphere throughout. The open plan living and dining room flow to the central kitchen which features quality appliances and ample storage. All 3 bedrooms are fitted with built-in robes to maximise storage. Servicing the property is an updated bathroom with shower, bath and a separate 2-way toilet. Other property highlights include: Entryway with ramp access Side access to the backyard 6m x 6m approx 2 bay garage Split system air conditioning Fully fenced with easycare lawns and gardens Situated in a desirable Devonport pocket, this home is a fantastic opportunity for buyers looking for a house with convenience, positioned on the Devonport CBD fringe. Devonport High School and Nixon Street Primary are both within walking distance, as is the local shopping centre, major retail outlets, supermarkets, services and parklands. Access to the river and the spectacular shores of Mersy Bluff Beach are also only minutes from your front door allowing residents to experience this picturesque coastline to soak up some sun or go for an afternoon fish. The versatility of this property provides future owners with the option to renovate or extend (STCA). or to build an outdoor area at the back. Investors can look forward to a healthy return on this low maintenance addition to the property portfolio. You are only limited by your imagination as to what can be achieved here.\*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.