

**38 Mockridge Road, Clarendon Vale, Tas 7019**



**Sold House**

Tuesday, 26 September 2023

38 Mockridge Road, Clarendon Vale, Tas 7019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 660 m2**

**Type: House**



Marita Oliver  
0417031061



Chris Hills  
0362283000

**\$387,000**

This three-bedroom brick home has been well-maintained and upgraded over the years. Freshly painted stairs and landings at the front porch and back make a tidy entrance. Stepping inside, the entrance hall leads to a great floorplan and a large linen cupboard, providing loads of storage. The near new kitchen comprises white cupboards, laminate countertops, induction hotplates, Bellini wall oven and rangehood, built-in microwave, pantry with pull-out sliding basket drawers and a large corner storage carousel within the cabinetry. There is an allocated space for dining at the end of the room. Adjacent is the spacious lounge room, with brick fireplace, mantel, Jindara wood heater, ceiling fan and one of the two Daikin heat pumps. This can be closed off with the concertina door or left as more open plan and there are two entrance points. You might decide to open the area up further? All three bedrooms are well proportioned doubles with easy access to the bathroom and separate toilet. The family bathroom has a safety rail installed in the shower, shaving cabinet and IXL heater light. The laundry has direct access to the rotary clothesline outside. Sitting on a flat 660m<sup>2</sup> fenced plot, there is plenty of off-street parking for a van or boat plus a choice of three sheds, one of which makes a great workshop. There is also a dog enclosure within the gated backyard. Just a couple of minutes' drive from the fantastic new Glebe Hill shopping Centre, and on a bus route, this house is in a super convenient location, whether it be for young families starting out, investors or retirees. You can even walk across the road to the local take-away shop, playground and primary school. Priced to sell, so get your skates on! The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.