

# 380 Vermont Road, Ravenswood, Tas 7250

## House For Sale

Tuesday, 7 May 2024



380 Vermont Road, Ravenswood, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1907 m2**

**Type: House**



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## Offers Over \$449,000

First time to market since it was built in 1954 and primely positioned to capture all day sun on a generous 845m<sup>2</sup> block is this spacious and solid 2-3 bedroom family home. This lovingly lived in home has an open plan living area, separate formal lounge room, sunroom, 2 generous bedrooms with built in robes and a double remote controlled garage with a 2nd toilet. The home presents a fantastic option for first home buyers, investors or developers. Also available for sale is the vacant block next door at Lot 1 380 Vermont Rd which this home has side gate access into and with approx 1062m<sup>2</sup>, would be a fabulous opportunity for future development or just to have a home with almost half an acre of land. Features include:

- Open plan living with both wood heater & heat pump
- 2 double bedrooms – both with built in robes
- Generous formal lounge
- Bathroom with separate shower & bath
- Separate toilet & Laundry
- Ample off-street parking with double remote controlled garage
- 2nd toilet for convenience in garage
- Hardwood floorboards
- Spacious paved BBQ area and yard with well established gardens
- NBN installed
- Re-wired in 2020
- Side gate access into vacant block next door (Lot 1 380 Vermont Rd)
- Conveniently located 100m walk from Guerilla Espresso for your daily coffee, 600m from local IGA, approx 5 minute drive to both Coles Racecourse shopping precinct and Mowbray shopping precinct and close to local schools and public transport

Council rates: \$ 400p/q approx. Water rates: \$ 300 p/q approx. Building size: 134m<sup>2</sup> approx. Land size: 845m<sup>2</sup> approx. Rental estimate: \$350-\$390 per week. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.