

**39 South Road, West Ulverstone, Tas 7315**



**Sold House**

Monday, 14 August 2023

39 South Road, West Ulverstone, Tas 7315

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 647 m2**

**Type: House**

**\$580,000**

What a delight it is to bring this gorgeous property to market. After undergoing a lovely transformation and update this family home is bright, sunny and beautiful. Stepping in from street level you enter the North facing open plan living area. A sparkling new kitchen takes pride of place with all the 'bells & whistles' you could expect. Stone benches, soft close cabinets, quality appliances, a pantry, overhead cupboards and all this in crisp white with natural benchtops and splash back. A clever use of space sees a built-in kitchen table in the same stone tops as the kitchen, which makes for excellent use of space and a stylish feature all in one. Keeping the theme going throughout the living area the lounge room has built in storage for the TV and all this in the same crisp white as the kitchen. The living area is North facing and takes advantage of the gorgeous northerly sunshine which makes this area warm even in the cooler weather. Downstairs is access to the main bedroom, which is large and with plenty of wardrobe space. There is also an exceptionally neat bathroom with bath, shower and a large vanity plus a separate new toilet. There is also a brand-new laundry with excellent storage and bench space. Here you have access to the back timber patio where you can take in views of the Leven River. The top level has 2 more large bedrooms, so any bedroom can actually be the main bedroom, both have storage and access to the second bathroom which again is very neat and tidy. Other recent updates that the owners have completed:

- New floor covering throughout with quality carpet and vinyl planks
- Re-painted interior
- 2 new toilets
- All new blinds throughout including privacy blinds in most rooms
- New vanity in main bathroom
- New reverse cycle air conditioner
- 2 new fans in the main living area & main bedroom

There is a single garage beside the front door and at the rear of the property is a large shed approx. 7m x 4.2m which can be used for a second vehicle or simply storage/man shed. Next to this is the first of two outdoor entertaining areas which is well set up for the entertainer in you and the perfect spot for a large gathering. At the front of the house is the second entertaining area where there is a private courtyard complete with an automatic awning to keep the sun off you. The garden is beautifully set up with raised veggie boxes, a raspberry patch, a thornless blackberry patch, plus a fig and lemon tree. The yard is in magnificent condition with very little maintenance and plenty to enjoy. Storage is brilliant with under house storage under the garage, which runs right along under the house and gives easy access to plumbing etc. The location is excellent, just being a short walk to the CBD of Ulverstone and onto the walking tracks that take you all along the NW Coastline. Ulverstone is a lovely township and a well sought-after location with fabulous walking/bike riding tracks, awesome recreational park, beautiful beaches, stylish cafés and plenty of variety when it comes to shopping. There are also plenty of schools, both High and Primary and this home is on the local and school bus routes. You will simply not find fault with this lovely home, so please call the listing agent Wendy Squibb for more information or come along to one of our upcoming open homes, we will be delighted to show you around.

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