

4 Hobbs Parade, West Ulverstone, Tas 7315



House For Sale

Friday, 3 May 2024

4 Hobbs Parade, West Ulverstone, Tas 7315

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 608 m2

Type: House



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Offers Over \$380,000

Neat and tidy 2 bedroom, 1 bathroom house Large and level 608m² (approx.) allotment with room to extend (STCA) Open plan lounge and dining, water glimpses and single lock up garage and workshop Affordable starter, investment, or renovation project 3-minute walk (approx.) into downtown Ulverstone, cafes, restaurants and shops No car is no problem living in this ultra convenient house on the edge of town. Solid bones and bursting with potential, the home would make an affordable starter, a smart investment or a fantastic renovation project with room to extend if desired (STCA). Situated on a large and level 608m² (approx.) allotment, a fully fenced yard with water glimpses of the River Leven greets you on arrival. The home unfolds over a functional single level and delivers a spacious open plan lounge and dining room which flow to the kitchen. The timber style kitchen is brimming with storage and includes a walk in pantry. Glass sliders connect to the sunny, north-facing backyard where there is plenty of room for kids and pets to play. Consider extending with a deck, you are only limited by your imagination as to what can be achieved. The accommodation wing appreciates separation from the living areas and comprises 2 generously sized bedrooms fitted with built in robes. Servicing the home is a central bathroom with shower over bath, vanity and toilet. Other property highlights include: Split system air conditioning Internal laundry off the kitchen Fireplace Side access to the single lock up garage and workshop Ample onsite parking Everything you need is just a short walk from your front door, Take a picturesque stroll over the bridge into the heart of the Ulverstone CBD where you will find cafes, restaurants, major supermarkets, and a variety of professional and medical services. Beautiful beaches and local schools are also within easy reach. The property is comfortable enough to move in or rent out immediately, but there is much scope to add value with a few minor improvements. 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.