

4 Stratton Court, Downlands, Tas 7320



House For Sale

Friday, 17 May 2024

4 Stratton Court, Downlands, Tas 7320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 874 m²

Type: House



Jenna & Andrew Miles

\$529,000

Nestled at the rise of an inclining driveway and level set on top, a feature that provides a private setting and an outlook over local farmland and beyond to the mountain ranges. 4 short kilometres to the heart of Burnie's CBD and 2km to Upper Burnie shopping precinct, convenience is what this home is all about. A solid late 70's build with some previous external and internal updates, the easy living floor plan has a contemporary flair and a flow of a property much newer than its construction year! Starting with an adjoining high ceiling high lift door on the garage, no discrimination for those with lift kits or roof racks on the 4wd, extra ceiling height to create a mezzanine floor for the camping gear. Through the internal access doorway, a casual dining or study/computer alcove, opening to a generous living space and kitchen with plentiful storage and bench space, unencumbered dining space with light emitting bi-fold door to undercover paved patio. A hallway leads the way to a neat modern bathroom, a deep bath calling your name at the end of the day, 2 bedrooms with built-in robes and the master with a walk through robe to her ensuite, he uses the bathroom down the hallway, that's just how it is! A stylish home that's about 90% there, some new floor coverings, a coat of paint, a green thumbs touch and then...this home's all class! Enjoy east facing sunshine as the sun comes up and kiss it goodnight very late into the day! If this home sounds just like what you have been searching for then contact us...Jen and Andy, the Jen and the Rew, it's us working with you! Additional Property Information: Year Built: 1978 Council Rates: \$2,127.70pa Water Rates: \$1,109.92pa + usage charges Floor area: 135m² approx (excluding garage) Land size: 874m² approx **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.