

42 Nairana Avenue, Shorewell Park, Tas 7320



Sold House

Monday, 11 December 2023

42 Nairana Avenue, Shorewell Park, Tas 7320

Bedrooms: 3

Bathrooms: 2

Area: 385 m2

Type: House



Jenna & Andrew Miles

\$449,000

As new presentation constructed in 2019, an offering at the most affordable asking price. What a brilliant low maintenance opportunity for the fussiest of buyers, scope to further develop your landscaping with retaining walls ready to be planted out and create extra street appeal with your front gardens to your taste. Stepping inside from the front entrance, a bedroom on your left-hand side, uniquely split-level design with a few steps up to the remaining balance of the floor plan. A cosy contemporary ambiance with the warmth of aspect, reverse cycle air conditioning, combination of plush carpets and tiled flooring throughout the wet areas and dining/kitchen spaces. Kitchen benefits from plenty of storage and preparation bench space that is a well thought configuration. Wall oven, natural gas cook top and a dishwasher to share the load. Master bedroom with walk-through robe to its own ensuite, spoilt with a large shower, vanity and toilet, main bathroom compact but feature packed with separate bath, shower, wall hung vanity and toilet, tiled flooring. Spare bedrooms with sliding door robes. Economic continuous flow natural gas hot water. Externally the alfresco dining is smartly situated under the roofline, providing shade in the warmer months. When much older homes requiring renovation are selling for more, it makes you understand and appreciate the value provided with this up to date modern construction. Currently tenanted until 11th March 2024 at \$450pw. We welcome your inspection, just like the marketing this home is true to form. Call Team Jenrew today, its us working with you! **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.