

44 Barclay Street, Evandale, Tas 7212

House For Sale

Thursday, 7 March 2024



44 Barclay Street, Evandale, Tas 7212

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 841 m2

Type: House



Ananda & Kate

0363431329

Offers Over \$575,000

Nestled in the heart of Evandale's serene neighbourhood, 44 Barclay Street stands as an enchanting family retreat, seamlessly blending charm, comfort, and ample space. Constructed in 1940 and meticulously updated over time, this three-bedroom, one-bathroom residence offers an oasis for families yearning for tranquillity with a dash of character. Upon crossing the threshold, a welcoming ambiance envelops you, bathed in natural light streaming through its sun-kissed orientation. Multiple living areas unfold, graciously accommodating both family gatherings and entertaining affairs. The layout of the home is tailored for familial harmony, with two bedrooms boasting built-in wardrobes for practical storage solutions. The generously-sized bathroom exudes a spa-like serenity, while the expansive kitchen, replete with ample storage, emerges as the heart of the household, where cherished family recipes and memories are born. Outside, the enchanting garden beckons, boasting a flourishing vegetable patch and fruit-bearing trees, along with a charming chicken coop, inviting you to savour the delights of homegrown produce. Two outdoor decks provide the perfect backdrop for al fresco dining and unwinding amidst nature's embrace. Occupying a generous 841 square-meter parcel, the property enjoys a peaceful locale, ensuring utmost tranquillity and privacy. With an array of heating options, the residence remains cosy year-round, while the expansive yard promises endless opportunities for outdoor enjoyment. This property epitomizes an idyllic haven for families in search of a comfortable and charismatic abode amidst the picturesque surroundings of Evandale. Council rates: \$330 p/q approx. Water rates: \$340 p/q approx. Building size: 200m² approx. Land size: 841m² approx. Year built: 1940 Rental estimate: \$450-\$490 per week approx. 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.