

# 48 Lyons Street, Somerset, Tas 7322



## House For Sale

Thursday, 14 March 2024

48 Lyons Street, Somerset, Tas 7322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 624 m2**

**Type: House**



Mel Draper

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## Best Offers Over \$475,000

Plenty of room for everyone! This incredible family home will have you smitten with the space. You will delight in cooking in the huge kitchen, and entertaining will be a breeze with the outdoor areas plus a huge rumpus room - complete with bar. The property has everything including a cute picket fence out the front. The gardens have been lovingly kept showing well established trees and plants that provide both privacy and shade. This is a great opportunity to purchase a delightful home in a popular location. Key Features:

- Idyllic Location:** Situated in a peaceful neighbourhood, this low maintenance property located on a flat block will make you smile
- Warm and Inviting Interior:** Step inside to discover and enjoy the warm and inviting spacious family home
- Functional Kitchen:** The kitchen is the hub of the home with generous bench space and ample storage, a breakfast bar and a dining area which flows into the open plan lounge room
- Spacious Living Areas:** The open-concept design of the living areas enhances the sense of space, providing flexibility for both intimate family gatherings and entertaining larger groups
- Outdoor Oasis:** Enjoy the delights of outdoor living in the private backyard, and a courtyard which is perfect for weekend barbecues, gardening, or simply relaxing
- Comfortable Bedrooms:** The property has three bedrooms which offer both comfort and privacy
- Updated Bathroom:** Modern and updated bathroom adds a touch of luxury to the property
- Low Maintenance And Secure:** Cladded home complete with aluminium windows, fully fenced secure yards with private court yard
- Additional Details:** Toilets: 2 Car Spaces: the property has a generous sized garage with remote entry ( which would house one car ) it also has a workshop with plenty of space and storage options
- Heating:** convenient and low allergy pellet fire which warms the whole house beautifully

Don't miss the opportunity to inspect this low maintenance spacious family home that has all the trimmings, located just a short stroll to the Somerset Beach, local schools, parks, basket ball stadium and local shops. Somerset really has got everything making this the perfect place to call home.

**Building Size:** 115m<sup>2</sup> (approx.) **Land Size:** 624m<sup>2</sup> (approx.) **Beds:** 3 **Baths:** 1 **Garage Spaces:** 1

One Agency Burnie has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.<sup>[?]</sup>