

# 5 Fidler Street, Cooee, Tas 7320



## House For Sale

Monday, 3 June 2024

5 Fidler Street, Cooee, Tas 7320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1050 m2**

**Type: House**



Jenna & Andrew Miles

**\$529,000**

It's difficult not to be filled with excitement and a sincere sense of further opportunity, when standing at this wonderful level set property. The mind ticks with value increasing potential, ideas, and possibilities whilst the stunning location, fitness pathways, beautiful beaches, Cooee Primary and Burnie High School across the street and the ease of commuting East or West highlights their own benefits. Set well back from the land frontage, convenient space to park additional vehicles or leisure craft with minimal impact for driveway access. A brilliant long carport ensures vehicle protection when not in use and a dry entrance to indoors during inclement weather. A solid and attractive sample opening its arms to late afternoon sunshine and bathed in light provided complimentary of the East to West and North facing position. Original style kitchen and open living space, reverse cycle air conditioning for further internal comfort. Contemporary bathroom with walk-in shower, a quality upgrade to be admired. Double sized bedrooms, the 3rd room with sliding door to driveway, potential for a 2nd living room if preferable or an opportunity to convert the utility/storage room within to an extra walk-in style robe if desired. The workshop/storage area at the end of the driveway showcases a flexibility for use, arts and craft, woodworking, or games room. The backyard is literally a clear and clean slate to landscape to personal taste, construction of a granny flat or larger workshop (STCA), opportunities are endless! Call the Team at Jenrew, it's all of us working with you! Additional Property Information: Year Built: 1983 Council Rates: TBA Water Rates: \$1,109.92pa + usage charges Floor area: 128m<sup>2</sup> approx (excluding carport & rumpus) Land size: 1,050m<sup>2</sup> 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.