

# 5 Warruga Place, Devonport, Tas 7310

PROPERTYCIRCLE

## House For Sale

Saturday, 13 April 2024

5 Warruga Place, Devonport, Tas 7310

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 637 m2

Type: House



Sharyn Crack  
0400544417

## Offers Over \$499,000

Convenient living can be instantly enjoyed in this neat home set at the end of a quiet cul-de-sac, with elevated views and a sunny disposition. Inside, the home offers surprising space, with three bedrooms (all with built in robes), bathroom with a separate bath and shower, separate toilet and laundry, all positioned off the hallway, whilst the lounge, kitchen and dining area offer an open plan living zone. The northern sun streams onto the back deck, overlooking the secure backyard which is the ideal play area for children and pets. Complete with ample space in the front yard for extra vehicles or a caravan, secure backyard, lovely established gardens, all set on a 637m<sup>2</sup> (approx.) parcel of land. Well-positioned in a popular pocket of Devonport, surrounded by friendly neighbours, and only a short walk to Nixon Street Primary School, St Brendan Shaw College, and the Fourways shopping precinct. The property is currently tenanted for \$450 per week, offering a rewarding investment return. Property Highlights: 18 x Solar Panels installed (6 kws) Mitsubishi heat pump Double glazed windows throughout Single garage with remote control garage A very comfortable and inviting home, this is sure to be popular. Call Sharyn Crack to arrange your inspection. \* Please note, we need to allow 48 hours' notice for appointments. \*\* Property Circle Tas 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. All measurements are approximate.