

**6 Euroka Street, Mornington, Tas 7018**



**Sold House**

Tuesday, 9 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Colin Miller

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**\$599,999**

This immaculate and sturdy brick and tile house has had absolutely all the hard work done for you so you can move straight in and start enjoying life! You can enjoy outlooks over the suburb below from your elevated position, and yet the double side by side parking at the rear of the property allows you to enter the single level house all on the flat, making it a home you could comfortably retire in. First home buyers, small families, and investors too will all find great value on offer here. Young families will find that once you're home, everything is safe and securely fenced and gated for infants or pets to play happily. From the welcoming and attractive designer front door and beyond, you could be forgiven for thinking this home was only just built within the last five years or so given how new everything is. The modern kitchen and euro laundry has plenty of storage and flows effortlessly to the dining and lounge rooms adorned with gleaming polished Tas Oak floorboards and new carpet. Enjoy time spent alone or with company in this contemporary space. The sleek bathroom is to die for - you will enjoy starting and ending your day in this peaceful retreat. Two of the three bedrooms have built in wardrobes and the back bedroom enjoys glass sliding door access to the covered entertainment deck. This outdoor space is private, sunny, and blessedly low maintenance and creates a backdrop for you to insert fine dining, fine company, and loads of relaxation. There's also double glazing throughout the home and a new electrical switchboard too. A well-designed garden/storage shed with hideaway roller door is perfect for storing tools or keeping your outdoor bar fridge. Underneath the house is plenty of dry storage and easy access to plumbing and wiring services. There's so much attention to detail with the design and layout so living here is very comfortable and easy. All this within an easy ten- or so-minute commute to the city. There's a choice of good schools nearby, as well as parks and reserves, and the huge retail and services hub of Eastlands Precinct is less than five minutes' away. Metro bus transport on Binalong Road is a quick 3-minute stroll from your door. Be quick to register your interest in this immaculately presented home.

- Immaculately presented with everything new or near new
- Double glazed windows
- Elevated suburban outlooks, but easy level living on single storey
- Side-by-side parking for two vehicles
- Private, sunny, well fenced & gated covered entertainer's deck
- Supremely low maintenance inside and out
- 3-minute walk to bus stop; ten-minute drive to CBD; close to a choice of good schools, parks & walking tracks, and Eastlands retail/services precinct

Council Rates: \$1,573.00 per annum (approx.)  
Water Rates: \$1,200.00 per annum (approx.)  
Rental Estimate: \$550 per week

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.