

# 6 Merinda Drive, Ulverstone, Tas 7315



## House For Sale

Wednesday, 24 April 2024

6 Merinda Drive, Ulverstone, Tas 7315

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 1**

**Area: 6878 m2**

**Type: House**



Jenna & Andrew Miles

## Offers Considered Over \$899,000

With a strong opportunity to subdivide some of this property's more northern positioned land and creating an access driveway direct from Merinda Dr (STCA) the potential to downsize the land you need to maintain or create the building block you have always dreamt of, provides a very lucrative return for your time in doing so! With premium elevated north facing building blocks in short supply and more particularly with spectacular coastal and sea views, this property and the potential it showcases, is demanding your attention. A substantial two-story home in a dress circle location, direct easy access to the Bass Highway with a short 15-minute drive from Devonport, 12 minutes from Penguin and 25 minutes to Burnie, commuting to work or exploring has never been easier! The proportions of this solidly built home and the design and configuration, suggest it's suitability to dual living arrangements for a big family, or for extended family living, enjoy the granny flat space and numerous spaces to utilise as a home office. Upper level consisting of the Main bedroom with ensuite and walk in wardrobe, 3 additional bedrooms of good size. A main bathroom with a separate shower and bath and convenience of a laundry chute. A large dining room, with built-in display cabinet, adjacent the updated kitchen, complete with a walk-in pantry and excellent storage space, a decent size! A very generous main living on the North-West corner of the home, demanding spectacular views of the Dial Range and sparkling sea views of the Bass Strait, light and solar warmth, an ambience that only a wood heater can provide and the backdrop of sensational sparkling sea views. On the lower level is a functional kitchenette as well as an internal access garage and separate workshop space. An ensuite feel with an extra bathroom, a rumpus room or games room and a second living space, 2 extra rooms that can be used for living spaces or extra bedrooms. External from the home, an automated solar heated and landscaped saltwater in-ground 11m x 4m swimming pool with a fully functional water cascade, a garden shed, plentiful off-street parking and opportunity to further landscape to taste. Looking at replacement cost, cash back subdivision potential and a rarely available and vacant land unobtainable, it's not difficult to appreciate what's on offer at 6 Merinda Drive! Call the Team at Jenrew, looking forward to showing you through. Additional Property Information: Year Built: 1987 Council Rates: TBA Water Rates: \$1,109.92pa + usage charges Floor area: 336m<sup>2</sup> approx (excluding garage, & workshop) Land Size: 6,878m<sup>2</sup> approx

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