

# 60 Cardigan Street, Somerset, Tas 7322

## House For Sale

Tuesday, 5 December 2023

60 Cardigan Street, Somerset, Tas 7322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 569 m2**

**Type: House**



Wendy Cunningham  
0418145705

## Offers Over \$469,000

Located in popular Somerset, this property offers more than meets the eye. From its modern interiors to the fully enclosed yards, this home is all ready for the next lucky owners to move in and enjoy, or serve as a great investment with a secure tenant in place, wanting to extend. This property is a real surprise packet, but the biggest surprise would have to be the huge 6m x 8.8m rumpus downstairs, it's amazing and is accessed directly from the open-plan living area. Other features of the home include: - kitchen with stainless steel appliances and large pantry - Large bathroom with spa bath and separate shower - Large built-ins in 2 bedrooms - Reverse cycle air conditioning - Sliding door access from the dining/living room to the deck - Garage and workshop with 'man cave' area - plenty of offstreet parking - Enclosed yard for the kids or pets. Come see for yourself and you will be as surprised and impressed as we are! Currently tenanted to a government department, with a lease in place until February 2024 at \$470pw, who are wanting to extend their lease if sold to an investor. Disclaimer: While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.