

# 96 Cardigan Street, Somerset, Tas 7322



## House For Sale

Wednesday, 27 March 2024

96 Cardigan Street, Somerset, Tas 7322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 771 m2**

**Type: House**



Jenna & Andrew Miles

**\$389,000**

A loved property over the years, the hint of some beautifully established shrubs and plants unite with a quality facade that instantly promotes opportunity and potential. Drive through carport to a solid stand-alone built garage, a rear yard providing the foundation for the easy care, low maintenance upkeep that matches today's busy lifestyle. Stepping inside a welcoming front entrance, a foyer feel that impressively flows diagonally across the airy living space, roomy dining, and functional kitchen with pantry, all bathed in natural light, sunshine and warmth. A bathroom with a bath and an adjoining separate shower room and toilet, opens the opportunities to redevelop and reconfigure these spaces into the contemporary bathroom creation you have always dreamt of. 3 bedrooms, the master with a convenient walk-in robe. Why this home? \*Scope to personalise and style to suit your preferences\* A timeless and attractive facade that will shine with any updates\* Easy level front access\* Quiet low traffic no-through section of Cardigan St\* Somersets food and conveniences found within the shopping precinct avoids the need to travel Opportunity to further enhance and make this property shine. Call Team Jenrew, it's us working with you! Additional Property Information: Council Rates: TBA Water Rates: \$1,109.92pa + usage charges Floor area: 117m<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.