

**11 Clara Street, West Ulverstone, Tas 7315**

**House For Sale**

Friday, 5 July 2024



**11 Clara Street, West Ulverstone, Tas 7315**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1415 m2**

**Type: House**



Julie Gale

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Emily Carmichael

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**\$525,000**

Positioned on a large 1416m<sup>2</sup> parcel of flat land you will find this well-maintained family home only a few minutes' walk to picturesque Picnic Point Beach and Reserve with West Beach Reserve close by. This fabulous home has many features including:

- Three spacious bedrooms
- Main bedroom has it's own Eureka wood heater and opens directly onto the private timber deck overlooking the neat back yard
- Well-appointed kitchen has heaps of bench space with a new oven & Tas Oak cabinetry.
- Efficient Mitsubishi heat pump keeps the home at an even temperature all year round.
- 6kw Solar Power system ensures that costly electricity bills are a thing of the past.
- Centrally positioned family bathroom has separate bath and shower with corner vanity.
- Western facing fully enclosed sunroom provides a warm and cosy place to enjoy a cuppa especially on those cold days!
- Freshly painted throughout with new flooring.
- The handyman in the family will be impressed with the huge 7.4m x 6.8m colourbond shed featuring two 3m high roller doors offering plenty of space for a boat or caravan plus workshop.
- The large backyard fully fence providing secure off-street parking with plenty of room for the kids to play.

Located close to beaches, local eateries and schools this property represents a fabulous opportunity to own a comfortable family home in a great location. Call Julie Gale or Emily Carmichael for more information or to arrange an inspection.