

**94 Agnes Street, Ranelagh, Tas 7109**



**House For Sale**

Wednesday, 10 July 2024

94 Agnes Street, Ranelagh, Tas 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 948 m2**

**Type: House**



Nick Bond  
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## Best Offer Over \$525,000

Ideally located just on the outskirts of Ranelagh, and sitting on 948m<sup>2</sup> of land is 94 Agnes Street. Situated near the picturesque Huon River, and within walking distance to the famous Summer Kitchen Bakery, this property presents great opportunities for first home buyers, investors or someone looking to downsize. The house boasts a mix of modern and character living, with room for upgrades. The kitchen is tucked around near the dining room and offers a super practical layout with loads of storage and a breakfast bar. A separate lounge awaits, complete with a reverse cycle heat pump for year-round comfort. Three well-appointed bedrooms provide ample space for rest and relaxation. The family bathroom has also been updated and is equipped with a walk in shower, a vanity, and a toilet. For added convenience, there is a large laundry area inside the property. The back deck also provides the perfect setting to unwind and enjoy with friends and family. The garage/workshop features a roller door and power, offering secure parking and additional storage options. All town services are connected, including town water ensuring a comfortable living experience. The property is designed for low maintenance living, with a fenced yard enhancing the outdoor appeal. Whether you're sipping your morning coffee or enjoying a quiet evening, this area will connect you with the natural beauty that surrounds the home. 94 Agnes Street is situated a short walk to the popular cafes of Ranelagh, the local playground and BBQ area, and sports precinct. A school bus stop is located an easy minute's walk away ensuring convenient and safe transportation for little ones, and nearby shops are within walking distance. Convenience is at your doorstep, with the Huonville centre just a short 5-minute drive away, where you will find a range of shopping options and essential services. Additionally, the bustling city of Hobart is a mere 35-minute drive, providing access to further amenities and attractions. We look forward to seeing you at one of our upcoming open homes or for a private inspection. Rates \$1,900 approx pa