

**2/4 Erebus Street, Warrane, Tas 7018**



**Unit For Sale**

Monday, 1 July 2024

2/4 Erebus Street, Warrane, Tas 7018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 119 m2**

**Type: Unit**



Jake Towns

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## Offers over \$595,000

Discover the perfect blend of style and convenience in this stunning three-bedroom unit located in the heart of Warrane. This contemporary residence offers an ideal living space for families or professionals seeking a modern lifestyle in a vibrant community. Each of the three spacious bedrooms is fitted with built-in robes, providing ample storage and a sleek, clutter-free environment. The master suite features a luxurious ensuite, ensuring privacy and comfort. The open plan living areas create a versatile and welcoming space, seamlessly integrating the living, dining, and kitchen areas. This layout is perfect for both relaxed family living and entertaining guests. The modern kitchen is a chef's delight, equipped with high-quality appliances, generous counter space, and ample storage. It is designed to make cooking a pleasure and enhance your culinary experience. The spacious main bathroom is thoughtfully designed and the low maintenance yard is perfect for children and pets.

- Open-plan dining and kitchen area
- Spacious living room
- 3 great size bedrooms all with built in wardrobes
- Master features a stylish ensuite
- Spacious main bathroom
- Double glazed windows throughout
- Equipped with a reverse cycle split system heat pump
- Single garage with internal single level access for secure off street parking
- Low-maintenance yard
- Convenient location near amenities, schools, and parks
- Rental appraisal at \$600 per week

Year built: 2022  
Construction: Brick veneer  
Annual Council Rates: \$1,600 approx.  
Annual Water Rates: \$1,100 approx.