



**36 South Rd, West Ulverstone**



## PRIVATE CHARACTER HOME ON HALF ACRE

This charming, and roomy, cottage set on 2147sqm (over half an acre) offers more than you may think.

Yes, the home itself is filled with history and character; Yes, the half acre lot is fenced and gives you oodles of space to play, plant and grow, but...

The potential is there for subdivision (STCA) to make the most of the position and Ulverstone's growing interest from buyers.

The home comprises:

- 4 generous bedrooms
- Gorgeous country style kitchen with impressive range
- Large Family Bathroom with separate w/c
- Big utility/mud room with laundry
- Cosy family lounge area with woodfire heater
- Covered front verandah
- Workshop with wood store
- Double lock up garage

Just a 3-4 minute drive across the Leven river into the heart of Ulverstone or a 15 minute walk; 10 minute walk to the river and an array of parks, and beaches only half a kilometre down the road.

🛏 4 📶 1 🚗 4 📏 2,147 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	34
<b>Land Area</b>	2,147 m <sup>2</sup>
<b>Floor Area</b>	162 m <sup>2</sup>

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

 **ULVERSTONE**  
REAL ESTATE

What are you waiting for? Motivated sellers are ready to go!

Call Craig today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*