

Sold



25 Westland Dr, West Ulverstone

ULVERSTONE



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## QUIET CUL-DE-SAC LIVING BESIDE THE BEACH

Just a 200m stroll to West Ulverstone Beach, this solid, well-presented low-set brick home is the perfect starter or investment opportunity.

Located on a generous 794sqm block this home offers generous living space with northerly aspect providing year-round access to the warming sunlight.

Perfect for a growing family or a work from home option, this home has:

- Four bedrooms, with built ins
- A separate office
- Large bathroom with bath and shower - separate toilet off the internal laundry
- Modern L Shaped kitchen with new appliances
- Generous open plan living/dining area opening onto the sundrenched front verandah.
- Woodfire heater and heat pump in the living area - and insulated.
- Outside deck at the rear of the kitchen
- Fenced back yard with an array of fruit trees (Lime, Lemon, Apricot, Olive...and more)
- Covered outdoor entertaining area with woodfire pizza oven.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	78
<b>Land Area</b>	794 m <sup>2</sup>
<b>Floor Area</b>	130 m <sup>2</sup>

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

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REAL ESTATE

- Garage with room for storage and tools.
- Long, wide driveway with ample space for a van, boat or trailer.
- 6kw/18 Panel Solar system (Current quarterly power bill for a family of 4 only \$200!).

Great location - scenic 10-minute drive to penguin or 7-minute drive into the heart of Ulverstone.

Don't let this one slip through the net.

Arrange your inspection 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.*