

Sold



13 Nichols St, Ulverstone



## NOT PERFECT, BUT THE PERFECT OPPORTUNITY

Lovingly owned and lived in by the same family for over forty years, this lowset brick home represents a great opportunity for someone who wants to roll their sleeves up and realise the potential.

Situated in a quiet no through road, just a 10-12 minute walk into the heart of Ulverstone, this home offers:

- Three generous bedrooms, all with built in robes
- True retro style eat-in kitchen
- Comfy lounge room, still with oil heater which could easily be swapped out for a heat pump
- North-west facing sunroom to capture the warming rays during the cooler months
- Bathroom is in good condition with shower and bath - separate toilet.
- Generous indoor laundry
- Single garage with auto door
- Flat, fenced yard

This home comes with a more than realistic price tag to allow you to take advantage of its potential, so don't think for too long about it.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	85
<b>Land Area</b>	548 m <sup>2</sup>
<b>Floor Area</b>	110 m <sup>2</sup>

### AGENT DETAILS

Craig Heppell - 0400 180 515

### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

 **ULVERSTONE**  
REAL ESTATE

**We are ready to show you through and the family is ready to do a deal!**

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