



15 Eddington Street, Bridgewater

## Bridgewater - Big Home, Big Views, Big Opportunity

Ant's 'Fluff-Free" Description...

This one is for the first home buyer who wants space to grow into, and the investor who wants a solid home in a growth pocket.




15 Eddington Street is a spacious, freestanding two-storey home of approximately 143sqm, with four bedrooms, two living areas, established gardens and stunning elevated views over the parkland and reserve right across the street.

Built to last and set on a generous 603sqm block in fast-growing Bridgewater, this is room, lifestyle and opportunity in one tidy package.

You are not just buying a house. You are buying a head start with a view.

### THE GOOD STUFF:

- Stunning elevated views, with leafy parkland and open green reserve directly across the street

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### FOR SALE

Offers over \$575,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- A genuinely spacious two-storey home of approximately 143sqm, with four bedrooms and two separate living areas, so there is room for everyone to spread out
- Four good-sized bedrooms, including a generous primary upstairs, plus a flexible second living or rumpus room for movie nights, a home office or the kids
- Established, mature gardens front and back, including a concrete fountain pond and a freestanding front garden deck made for soaking up that outlook
- A practical central kitchen flowing into dining and living, the easy, functional heart of a family home
- Parkland and reserve right at your doorstep, with open space and walking tracks perfect for families, dogs and morning strolls
- A lockable carport of approximately 36sqm plus off-street parking, secure and convenient
- Two covered porches, front and rear, and a rear pergola frame ready for your entertaining touch
- Smart, low-fuss updates already done, including a new 160L hot water system in 2024 and treated pine fencing, with FTTP NBN available now
- A solid freestanding home, brick veneer on the ground floor and weatherboard upstairs, on a 603sqm General Residential block with room to add value over time
- A genuine entry-level opportunity in Bridgewater, one of greater Hobart's most affordable and fastest-growing communities, ideal for first home buyers and investors alike

#### THE BORING-BUT-IMPORTANT BITS:

- Bedrooms: 4 (one on the main floor plus three upstairs, including the primary approx. 4.32m x 3.77m)
- Bathrooms: 1 bathroom plus a separate toilet
- Living: a separate lounge plus a second living or rumpus room, with dining off the kitchen
- House area: approximately 143sqm over two levels
- Land size: 603sqm, General Residential zone (Certificate of Title 6710/287)
- Construction: freestanding home, brick veneer ground floor, weatherboard upper level, concrete tile roof
- Year built: 1984

- Parking: lockable carport (approx. 36sqm) plus off-street parking
- Heating: three Atlantic electronic panel heaters
- Services: TasWater mains water and sewer, Aurora power, NBN (FTTN active, FTTP available now), gas disconnected, 160L hot water system (new 2024)
- Council: Brighton, rates approximately \$338 per quarter. Easements and building history (1986 extension and 1999 carport approvals) available on request

Spacious, established, view-rich and sitting in a high-growth corridor, homes like this at this level do not hang around.

This is your chance to secure space, lifestyle and genuine upside, whether it is your first home or your next smart investment.

Call me before someone else enjoys the view first.

Contact: Ant Manton - 0408 621 856 - [antmanton@ljhpinnacle.com.au](mailto:antmanton@ljhpinnacle.com.au)

Onwards and upwards to your next chapter!

I Work Harder - It's THAT Simple!

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## MORE DETAILS

Property ID	TXJ1F
Property Type	House
House Size	143 m2
Land Area	603 m2
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced

**Ant Manton 0408 621 856**

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