



55 Bel-Air Crescent, East Devonport

## Go Home to Bel-Air

Spend five minutes scrolling through the market and you'll quickly realise something.

If you want timber floors, a water view, entertaining decks, a shed and a home where someone else has already done the updating... your budget usually starts climbing.

Then every now and then, a home quietly breaks the rules.

Positioned in one of East Devonport's most established pockets, 55 Bel-Air Crescent delivers the features buyers spend months searching for, without asking you to compromise somewhere else.

The hardwood floors immediately make the home feel warm and inviting. The updated interiors mean you can spend your weekends enjoying the home instead of renovating it, while the water outlook is a gentle reminder that you're living in a coastal city many people choose to call their home.

Two separate decks create options. One for entertaining. One for slowing down. Morning coffees, family BBQs, watching the weather roll across the water... the best homes aren't always the biggest, they're the ones you'll actually use.

Then there's the shed. Because let's be honest, almost every buyer asks for one. Whether it's somewhere for the car, the tools, the weekend projects or simply extra storage, it's one of those features that's appreciated from the day you move in.

Location has always been one of Bel-Air Crescent's greatest

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### FOR SALE

Offers Over \$540,000

### AGENTS

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Interested parties must rely solely on their own enquiries.



strengths. You're only minutes from Devonport's CBD, close to schools and everyday shopping, with easy access to the Bass Highway making the morning commute or weekend getaway that little bit easier.

What I love most about this home, though, isn't any one feature. It's that it doesn't ask you to choose.

You don't have to decide between character or convenience. Between entertaining space or practicality. Between buying a home with potential or one that's already been thoughtfully improved. It's proof that sometimes the homes offering the best value aren't the ones shouting the loudest. They're simply waiting for the right person to recognise them.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | 8WSHVM      |
| Property Type | House       |
| Land Area     | 948 m2      |
| Including     | Toilets (1) |

**Tyla Pyke 0439 228 888**

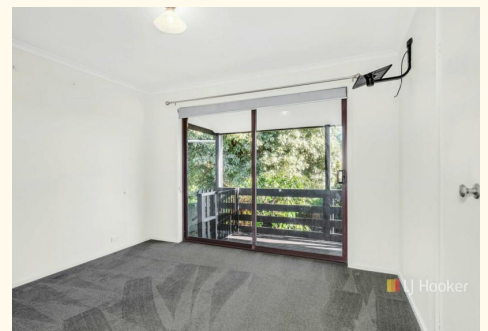
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This plan is a sketch for illustration only.  
All measurements are internal and approximate (in metres).  
Outbuildings / exterior elements not in actual position.