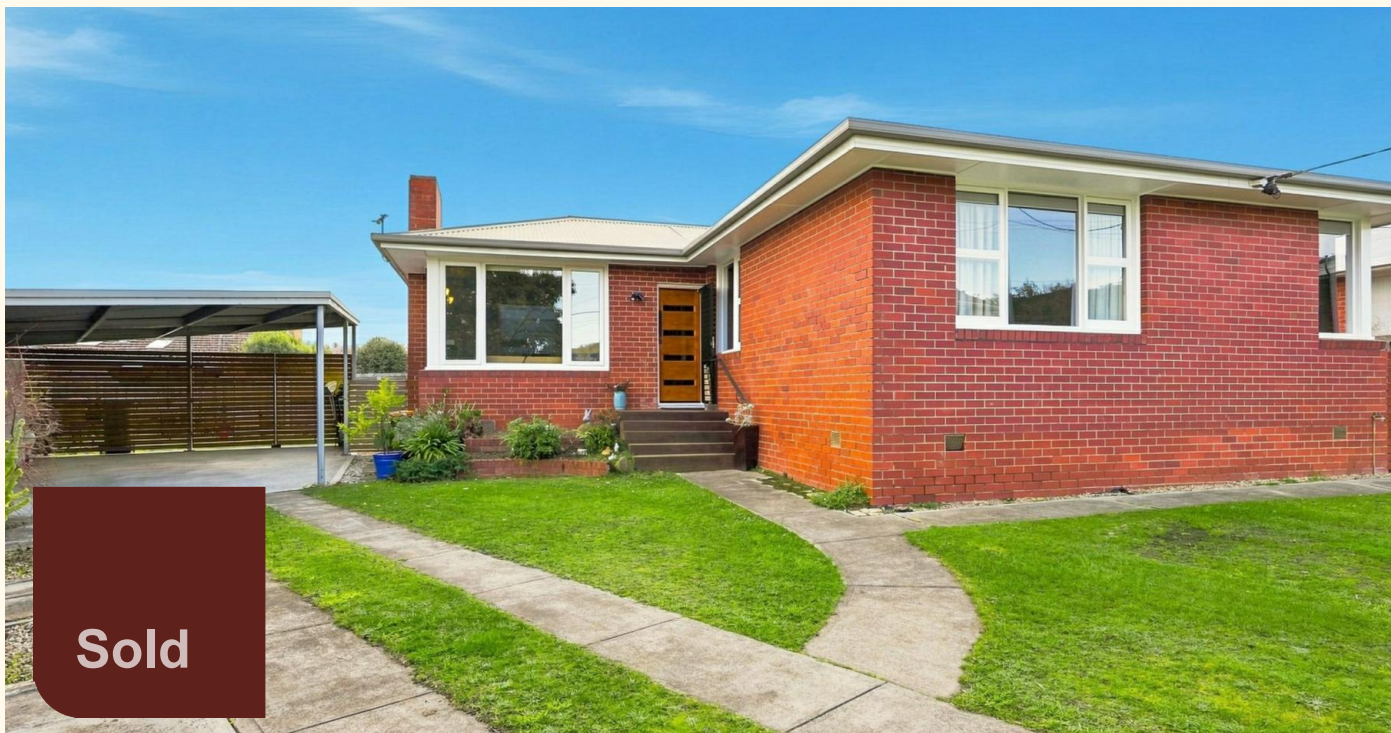




24 Tanundal Street, Howrah

Howrah - The Renovation Is Done And The Expensive Part Is Already Paid For

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

Somebody else bought this one in rough shape, re-plumbed the whole thing and renovated the kitchen, the bathroom and the living zones. All you have to do is move in.

Three bedrooms, double glazed windows, a level 587m² block, a quiet cul de sac, and Howrah Primary, the shops and the beach all within a few minutes.

THE GOOD STUFF...

1. The whole house has been re-plumbed. No romance in it, just the single most expensive invisible job a 1963 home can throw at you, already done, already paid for, and not your problem.
2. A kitchen you will actually want to cook in. A proper island breakfast bar, a wall oven and a dishwasher, and it sits open to the dining and living rooms so whoever is cooking is still part of the conversation

3 1 3

FOR SALE

Offers Over \$745,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

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.



instead of exited around a corner.

3. A living room that catches the sun and then holds onto it. Double glazed windows on a home from 1963 are a genuinely rare find, and paired with the heat pump it means a warm family room in July without feeding a heater all day. It also takes the edge off the outside world, which you notice the first quiet evening you spend in it.

4. Three carpeted bedrooms with garden outlooks. The main takes a king with room to spare and the second is a proper double. The third is honestly a single room, which makes it the nursery, the study or the spot the home office finally lives, and it is one of the reasons this home is priced where it is.

5. A renovated bathroom done properly in white. Frameless glass, a walk in rain shower you can actually stand under, a vanity with real drawer storage and a wall of mirror running the length of it. Bright, easy to clean, and finished to a standard you would happily leave exactly as it is for the next ten years.

6. A level, fully fenced 587m²; backyard with vehicle access down the side. Room for the trampoline, the dog, the trailer and the veggie beds, without a weekend swallowed by mowing.

7. A covered sunroom off the back of the house, looking over the lawn to the hills. Ask me for the detail on it before you make your plans, because there is a disclosure that goes with it and I would rather you had it up front.

8. Established garden beds that come up in colour every spring, because someone has quietly loved this garden for years and it shows the moment you walk around the side.

9. Walk to Howrah Primary and Clarence High, both about 1.4km, with Shoreline shops, Woolworths and the medical centre four minutes up the road. The school run and the milk run stop being a production.

10. Howrah Beach and Wentworth Park are minutes away, the Bellerive ferry gets you across the water, and the Hobart CBD is about thirteen minutes door to door with the airport at sixteen.

11. A quiet cul de sac with a sunny aspect. No through traffic, kids on bikes, neighbours who wave, and a street that almost never puts anything up for sale.

THE BORING-BUT-IMPORTANT BITS...

1. Bed / bath / car: 3 bedrooms, 1 renovated bathroom with a walk-in shower, and a single carport with off street parking in front of it.

2. House size: public records carry the dwelling at approx. 102m²; The marketed floor plan measures approx. 127m²; because it takes in the covered sunroom as well, which is measured differently.

3. Land size: approx. 587m²; level and fully fenced. Certificate of Title Volume 63319 Folio 55, Lot 55 on Diagram 63319.

4. Year built: 1963, brick veneer with a Colorbond roof, and renovated throughout by the current owners.

5. Zoning: General Residential under the Clarence Local Provisions Schedule.

6. Council: Clarence City Council, rates approximately \$2,134.70 per

year.

7. Services: mains water and sewer, NBN connected and electric hot water.

8. Heating, cooling and comfort: a Daikin heat pump to the living area, a Mitsubishi heat pump to the sunroom, a freestanding Prime wood heater, a Noirot panel heater and double-glazed windows.

9. Included: Dishlex dishwasher, wall oven and cooktop, fixed floor coverings, window furnishings, light fittings and the garden shed.

10. Rental appraisal: available on request. Howrah median rent is running around \$670 a week on a gross yield near 4.18%, which is why investors keep turning up.

11. Price: Offers Over \$745,000. Private treaty. Private inspections by appointment and open homes as advertised, with the full buyer pack, title, plan and contract ready to send.

Howrah houses are selling in a median of about 14 days, and the ones where the renovating is already finished go faster than that.

Bring your finance, not your paintbrush.

Call or text me and I will send you the full buyer pack, floor plan, title and contract today.

Contact: Ant Manton - 0408 621 856 -
antmanton@ljhpinnacle.com.au

Onwards and upwards to your next Eastern Shore chapter!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	WKJ1F
Property Type	House
House Size	102 m2
Land Area	584 m2
Including	Air Conditioning
	Toilets (1)
	Fire Place
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhpinnacle.com.au

Zac Flanagan 0466 685 937

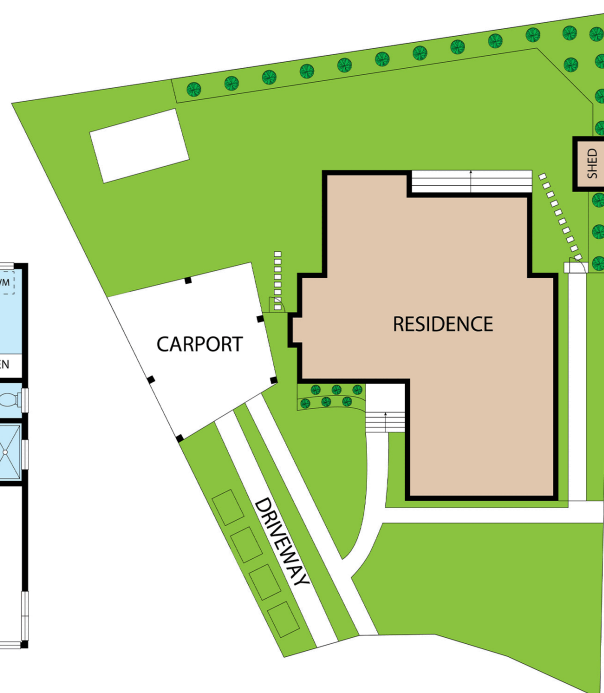
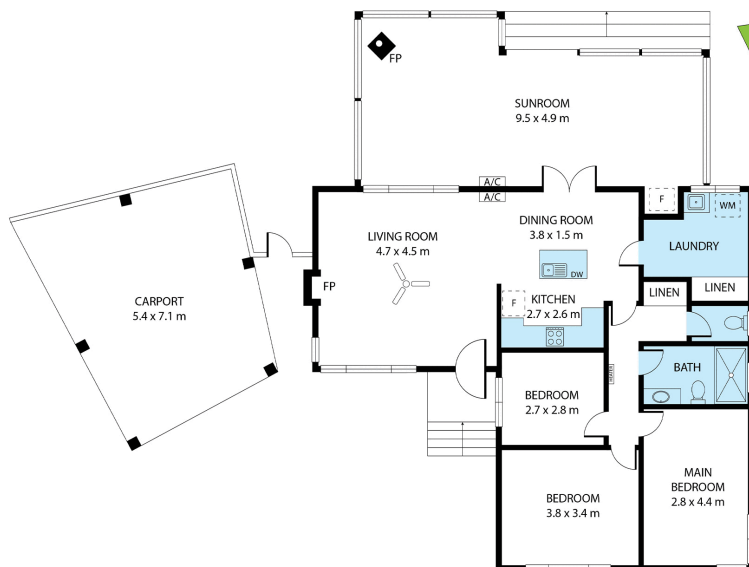
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24 Tanundal Street, Howrah

Approx. house area: 127 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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