



7 Reynolds Road, Midway Point

Midway Point - Renovated, Sunny And Two Ways In

ANT'S "FLUFF-FREE" DESCRIPTION

Some homes need a vision. This one just needs your furniture. The kitchen and bathroom are done, the sun pours in, the fire is ready for winter and there are two ways onto the block, so the boat, the ute and the trailer all have somewhere to live. Easy living on a quiet curve of Reynolds Road, minutes from the water.

THE GOOD STUFF

1. A renovated kitchen you will actually want to cook in: warm timber benchtops, green subway tiles, wall ovens, a dishwasher and a walk-in pantry that swallows the weekly shop.
2. A renovated bathroom with a big frameless shower and a separate toilet, so the morning rush stays civil.
3. Walls of glass in the open living and dining zone, with timber floors that glow when the afternoon sun comes through.
4. Winter sorted twice over: a fireplace with a wood heater for the

3 1 2

FOR SALE

Offers Over \$695,000

VIEW

Sat 31st Oct @ 1:15PM - 1:45PM

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.



cosy nights and a Daikin heat pump for everything else.

5. A main bedroom that feels like a retreat, with a walk-in robe and its own fireplace. Yes, a fireplace in the bedroom.

6. Two more bedrooms, one with a built-in robe and one currently the home office, so working from home has a door you can close.

7. Dual access to the block. One entry for the family car, a second to the covered carport and sheds for the boat, the trailer or the toys.

8. Five car spaces in total, a shed and a potting and wood shed. The tinkerer in the family will be very happy.

9. A sunny front deck with a ramp, built for morning coffee, a barbecue on a Friday and easy access for prams and older legs.

10. A level, 650 sqm corner block with established garden beds, lawn and room for the dog to do laps.

11. A quiet Midway Point pocket, minutes to the local store, childcare and the golf club, about 11 minutes to the airport and around 21 minutes to Hobart.

THE BORING-BUT-IMPORTANT BITS

1. 3 bedrooms, 1 bathroom plus a separate WC, 5 car spaces including a covered carport.

2. House approx. 139 sqm, as measured on the floor plan.

3. Land 650 sqm, a corner block with dual access (Volume 54841 Folio 58).

4. Built in 1964 with clad walls and a metal roof, renovated where it counts.

5. Zoned General Residential under the Sorell Local Provisions Schedule.

6. Mains water and sewer, power and NBN fibre to the premises.

7. Heating by Daikin heat pump and wood heater, with a hot water cylinder.

8. Sorell Council rates approx. \$1,730 per year.

9. Included: Daikin heat pump, AEG dishwasher, fixed kitchen appliances, floor coverings and light fittings.

10. Rental appraisal \$600 to \$670 per week, ideal if you are buying to invest.

11. Price guide: Offers Over \$695,000.

PUNCHY CLOSE

Renovated three-bedders on a corner block with two ways in do not hang around in Midway Point. Neither should you.

CTA + CONTACT

First open home Saturday 31 October, 1:15pm to 1:45pm, or call to book a private inspection.

Contact: Ant Manton - 0408 621 856 -

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Inspections with Zac Flanagan - 0466 685 937 -
zflanagan@ljhpinnacle.com.au

Onwards and upwards to your next Midway Point chapter!

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

Some images have been digitally enhanced.

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MORE DETAILS

Property ID	ZEJ1F
Property Type	House
House Size	124 m2
Land Area	650 m2
Including	Air Conditioning Floorboards Built-in-Robes Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhpinnacle.com.au

Zac Flanagan 0466 685 937

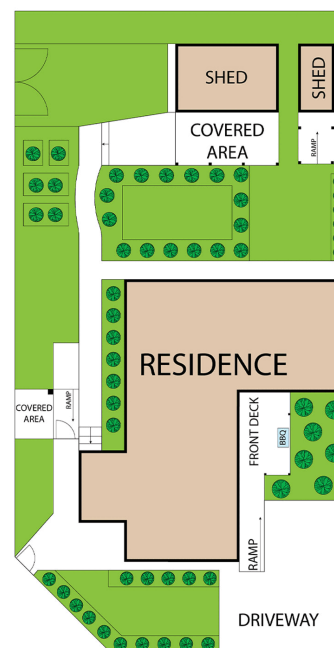
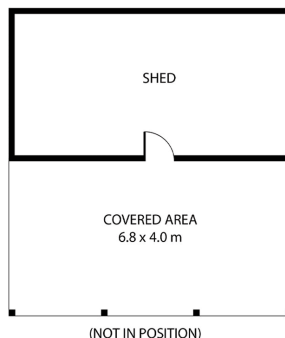
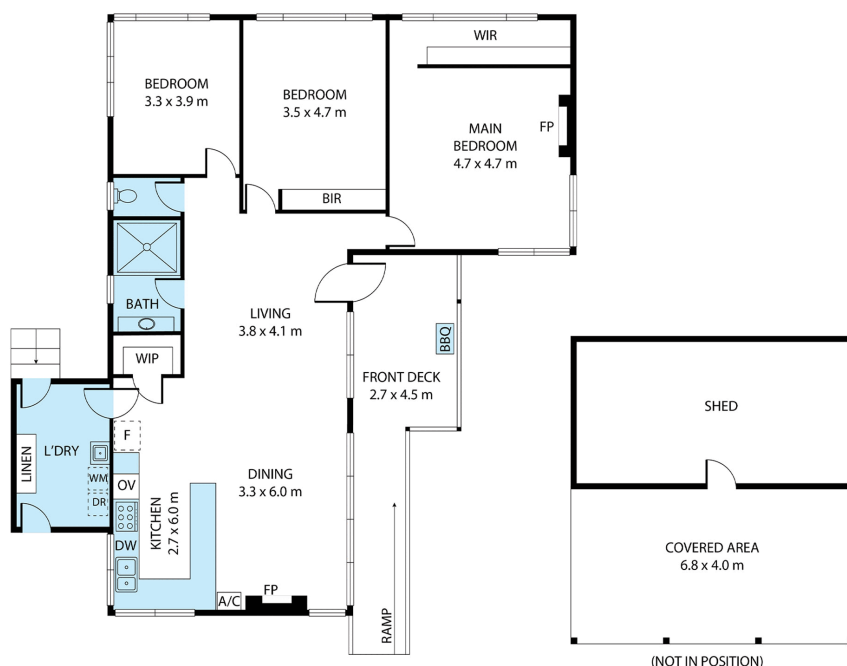
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Total approx. house area: 139 sqm

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

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