



127 Woniora Road, Shorewell Park

INVESTORS OR FIRST HOME BUYERS




Welcome to 127 Woniora Road

Situated on a modest 718 msq (approx) corner block there is enough here to keep a home owner, tenant or investor happy. Currently vacant with the rental per week potential of \$380 - \$400 per week. This low maintenance three-bedroom brick veneer home has aluminium windows, tiled roof and an updated kitchen.

Built in 1982 the property has the added bonus of two-way access. Either off Woniora to a single garage, or via Rockliff Court to an 8m x 6m (approx) powered workshop. Both situated within the fully fenced secure back yard.

Property Features

- Partially open plan living and kitchen.
- Updated kitchen with polished floorboards.
- Sunny spacious lounge with reverse cycle heat pump.
- 3 generous sized bedrooms.
- Main bedroom with built ins.
- Bathroom with vanity and shower over bath.
- Separate toilet and laundry

3  1  2 

FOR SALE
\$449,000

VIEW
By Appointment

AGENTS
Theresa Button
0419 395 274
tbutton.wynyard@ljhooker.com.au

AGENCY
LJ Hooker Wynyard
(03) 6442 3477

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**

- Single garage (6.8m X 3.3m approx.)
- Shed (6.2m X 8.2m approx.) with sliding door access and roller door.
- Dual access to back yard.

Building Size: 103m2 (approx.)

Land Size: 718sqm (approx.)

TasWater: \$430.00 p/quarter (approx.)

For more information or to arrange an inspection contact Theresa.

- *** The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates ****

MORE DETAILS

Property ID	K5EFD3
Property Type	House
House Size	103 m2
Land Area	718 m2
Including	Air Conditioning Toilets (1) Workshop Built-in-Robes Secure backyard

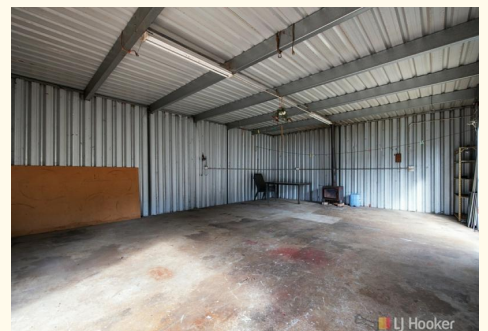
Theresa Button 0419 395 274

Sales Consultant | tbutton.wynyard@ljhooker.com.au

LJ Hooker Wynyard (03) 6442 3477

98 Goldie Street, WYNYARD TAS 7325

wynyard.ljhooker.com.au | wynyard@ljhooker.com.au






TOTAL: 92 m²

1st floor: 92 m²

EXCLUDED AREAS: GARAGE: 70 m², PORCH: 8 m², PATIO: 23 m²,
COVERED PATIO: 3 m², WALLS: 15 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **92 m²**

 Land size: **718 m²**

