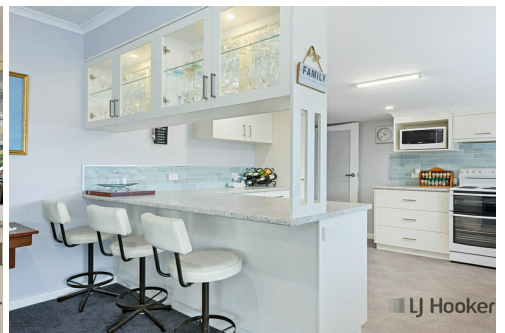




Ulverstone, 44a Risby Street

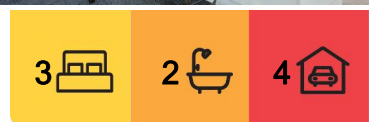
Coastal Entertainer Walking Distance to Beaches & Town

This three-bedroom, two-bathroom residence is in a prime location, just a casual stroll to Ulverstone Beach and 450m (approx) to the CBD. It has all modern updates completed, allowing you to entertain and relax in style.

The home has low-maintenance gardens, a clad exterior and a quintessential front porch that combine to make a charming first impression. The house has been freshly painted inside and out. The lounge is flanked by oversized windows and a gas heater, creating an inviting space to unwind on the couch while you binge your favourite shows.

You can allow your guests to sit at the bench with a drink while you prepare dinner in the kitchen equipped with loads of storage, subway tile splashback, and premium appliances, including a dual drawer dishwasher. When it's time to eat, gather family and friends on the covered timber deck. With its wired in heating and pull-down blinds, you can chill out on the deck in cosy warmth all year round.

The three bedrooms are generous in size and are fitted with built in robes, the master of which enjoys an ensuite. The remaining bedrooms share a central bathroom combined



For Sale
Offers Over \$695,000

View
ljhooker.com.au/83SHVM

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0473 104 200

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with a European laundry. A second living space could also be used as an office or study for those who require a designated zone to work from home.

The property is fully fenced and has an electric gate at the front for your convenience. The double carport provides ample space to park a caravan or a boat. It connects to a large 5.6m x 6.6m (approx) powered shed with storage, a wood heater, and a toilet. After a long day in the garden or fixing your car in the shed, you can unwind in the heated spa to relax and soothe your sore muscles. Additionally, there is a 12-panel solar system that comes as a bonus with the property.

Close to town, your new home is a short walk to the main street of Ulverstone, where you'll discover a thriving precinct brimming with boutique retail outlets, cafes, major supermarkets, and services. A casual stroll is all it takes to reach the riverfront or the glorious beaches.

Refreshed and ready to welcome a new family or downsizers, this home is a coastal paradise blending comfort and convenience.

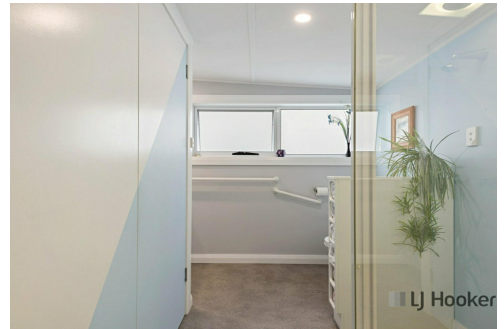
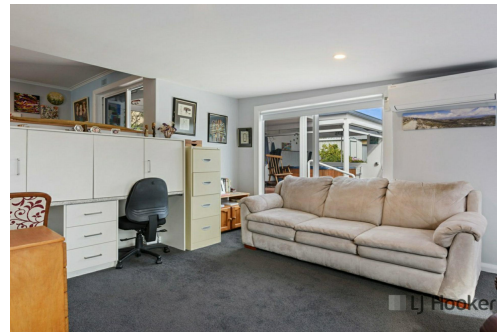
The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative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

More About this Property

Property ID	83SHVM
Property Type	House
Land Area	713 m ²
Including	Air Conditioning Toilets (3) Alarm Spa Deck Fully Fenced Solar Panels

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