






Unit 1/106 Leven Street, Ulverstone

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Leven the Dream

Positioned in one of Tasmania's most loved coastal towns, this address places you within comfortable walking distance to Ulverstone's CBD, beaches and everyday conveniences. It is the kind of location that supports both lifestyle and practicality. Morning coffee in town, an afternoon walk along the waterfront, and everything you need close at hand. As the original home on a larger allotment, the property offers a generous floor size of approximately 120m². The proportions are immediately noticeable. High ceilings, good sized bedrooms and multiple living options create a sense of space that is often missing in newer units. Inside, the layout is functional and welcoming. An open plan living, dining and kitchen area forms the heart of the home, making everyday living simple and connected. There is a separate laundry, adding convenience and practicality that buyers consistently value. Character has been thoughtfully retained. Hardwood flooring adds warmth underfoot, while two decorative mantles, where original fireplaces once stood, provide charm and a subtle nod to the home's history. Two reverse cycle air conditioners ensure year round comfort. Accommodation is flexible. The two bedrooms include wardrobes, and the second living area offers the option to convert into a huge third bedroom, home office or additional sitting room depending on your needs. Outdoors, there is an undercover area ideal for relaxed entertaining. A separate workshop sits on the property. It does require some attention, however it

FOR SALE

Offers Over \$420,000

AGENTS

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AGENCY

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 **LJ Hooker**

presents a valuable addition for storage, hobbies or future improvement. Off street parking is generous, providing ease for multiple vehicles. Neat, tidy and well positioned, this home offers coastal town living with space, flexibility and character, all within close reach of Ulverstone's CBD. It is a property that balances charm, functionality and location in a way that will appeal to both owner occupiers and investors alike.

- 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	8SHHVM
Property Type	Unit
Land Area	403 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Workshop Built-in-Robes

Tyla Pyke 0439 228 888

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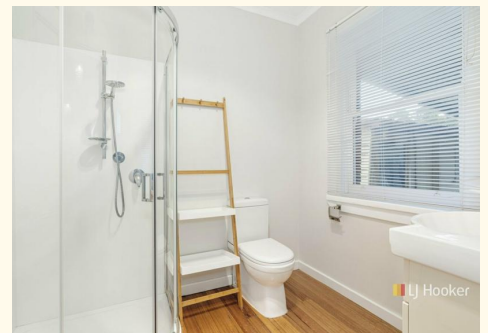
Michael Ziegler 0409 764 219

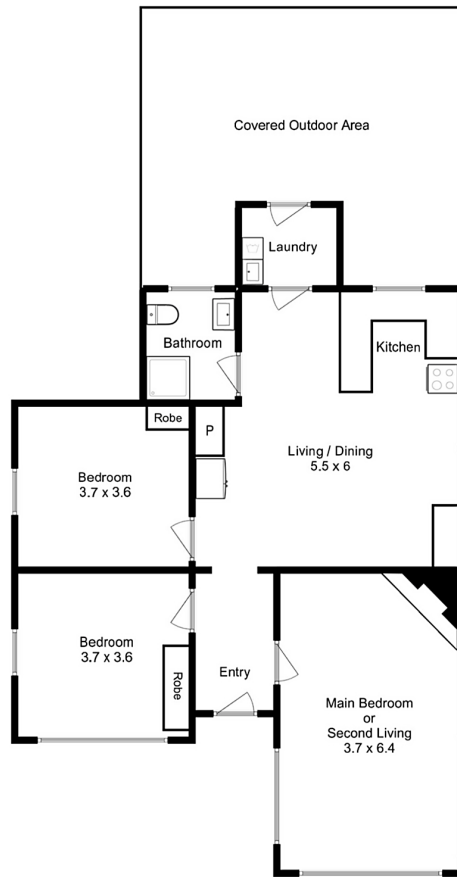
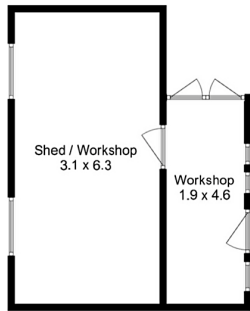
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This plan is a sketch for illustration only.
All measurements are internal and approximate.
Outbuildings / exterior elements not in position.

