



4 Schouten Street, Warrane

Warrane - A Big Backyard With The Footy Oval Just Up The Street

ANT'S "FLUFF-FREE" DESCRIPTION

Classic 1952 weatherboard, three bedrooms, three sheds and a big flat block with the local sports ground just a short stroll away. Kept neat and tidy, warm in winter and close to absolutely everything. Simple, solid and ready for its next chapter.

THE GOOD STUFF:

1. A big, flat, fully fenced backyard that genuinely does it all. Kick-to-kick after school, the dog doing laps, a trampoline, a veggie patch and still room left over for a Sunday barbecue.
2. Edgeworth Sports Ground is just a short stroll up the street, so the morning dog walk, the evening jog and the weekend footy are all about a minute from the front door.
3. Three sheds out the back. Somewhere for the tools, somewhere for the bikes and somewhere for all the stuff that has no business being

3 1 5

FOR SALE

Offers Over \$645,000

VIEW

Sat 17th Oct @ 10:30AM - 11:00AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



in the house.

4. A driveway down the side of the home, with room to get the boat, the trailer or the work ute off the street and tucked away out the back.
5. A cosy living room with a heat pump and a fireplace on its hearth, the kind of room you sink into on a cold Hobart night with the footy on and a cuppa in hand.
6. A neat, tidy kitchen with good bench and cupboard space and a window over the sink, so you can keep one eye on the kids in the yard while dinner is on.
7. Three good bedrooms, including a generous main bedroom, so everyone gets a door to close and a bit of space to call their own.
8. A bathroom, a separate WC and a full laundry with a linen press. The morning rush runs a lot smoother when the toilet is not held hostage.
9. A concrete entertaining area out the back for the outdoor table, the barbecue and long summer evenings, plus raised garden beds ready for the tomatoes.
10. A ramp to the back door, which makes life easier with prams, wheelie bins, trolleys and anyone a little less steady on their feet.
11. A short walk to Warrane Primary, about a kilometre to Eastlands and the Rosny Park bus interchange, and roughly nine minutes to the Hobart CBD. Everything you need, none of the traffic you do not.

THE BORING-BUT-IMPORTANT BITS:

1. Three bedrooms, one bathroom, separate WC, plus off-street parking down the driveway.
2. House size approx. 92m² (Valuer-General), with three sheds out the back.
3. Land size approx. 711m², a full-sized Warrane block. Title Volume 95484 Folio 2.
4. Built in 1952 and lovingly looked after by the same family for close to two decades.
5. Weatherboard construction with an iron roof, a classic Eastern Shore combination built to last.
6. Zoned General Residential under the Clarence Local Provisions Schedule.
7. Connected to town water and sewer (TasWater) and mains power.
8. Heat pump and fireplace in the living room for year-round comfort.
9. Clarence City Council. Rates details available on request.
10. Rental appraisal: \$560 to \$590 per week, a handy number for the investors.
11. Price guide: Offers Over \$645,000.

Warrane houses on blocks this size have been selling in around eleven days. If the yard has you picturing the trampoline already, now is the time to have a look.

Book your inspection today.

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

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	YQJ1F
Property Type	House
House Size	92 m2
Land Area	711 m2
Including	Air Conditioning Toilets (1) Fire Place Workshop Fully Fenced 3 Sheds Large Level Block with Development
Potential STCA	

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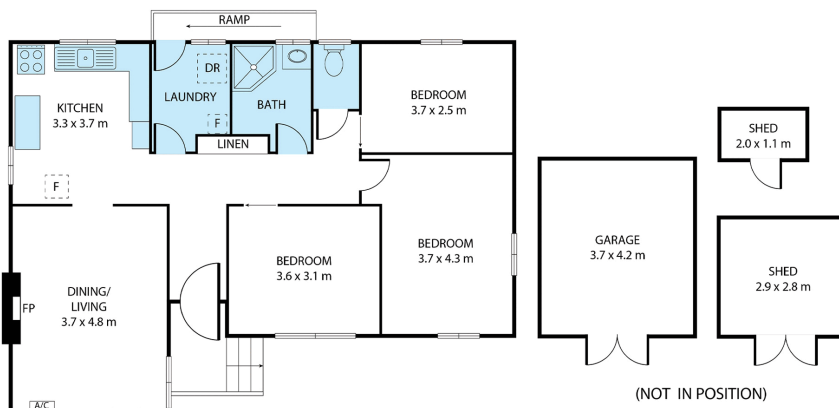
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(NOT IN POSITION)



4 Schouten Street, Warrane

Total approx. house area: 90 sqm

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

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