



## 55 View Road, MONTELLO, TAS 7320

### HANDY REAR LANE WAY ACCESS

Driveway access to the front carport and rear yard vehicle access via rear lane way is a real benefit of this level set and cosy property set on a 417m<sup>2</sup> parcel of land only 1km from Burnie's CBD.

Solidly built back in 1966, this 3 bedroom home is perfect for the first time buyer, value adding renovator or the set and forget investor. As per the attached interactive floor plan the living areas are facing north for sunlight and sunshine adding to the efficiency of the reverse cycle air conditioning!

Currently leased until April 2019 at \$240 per week, the option for renovation or to occupy the home can be enjoyed later when it suits, in the interim....sit back and enjoy the return.

Call or email Andrew for an inspection. Please note 48 hours notice is required.

Other features: Built-In Wardrobes, Close to Shops, Close to Transport, Garden

- Land Area 417.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 3
- Bathrooms: 1

**TYPE:** Sold

**INTERNET ID:** 16050232

#### SALE DETAILS

**\$199,000**

#### CONTACT DETAILS

**Elders Real Estate Burnie**  
114 Wilson Street  
Burnie, TAS  
03 6432 2311

**Andrew Miles**  
0409 170 772

- Single carport
- Air Conditioning







