



## 17 Saundridge Road, COOEE, TAS, AU 7320

### DUAL LIVING AVAILABLE IN POPULAR COOEE PRECINCT!

Regardless of the weather conditions, admiring your coastal outlook from the warmth, comfort and silence of double glazed windows in the upstairs living area will ensure you feel at home. A genuine and honest home from an era of solid construction.

Already having dual power meters, a slight adjustment would provide options for the new live in owner upstairs to gain a return from the apartment underneath or a dual return for the smart investor (please see floor plan).

Internally the home provides a neat, clean and modern homely feel adding to the space and features that this home showcases.

The tiered backyard has been the love of the current owners with succulents, herbs, vegetable garden and natives etc and easily replanted to suit your style. There is an inbuilt bench seat on the upper tier to enjoy the elevation and outlook with options to create further viewing and seating platforms.

Situated within a 300m walk of Burnie High School and Cooe Primary School, stroll to the nearby beach and bus services close at hand.

Tightly held and highly regarded suburb on the move. Call me, Andrew, for a prompt inspection!

**TYPE:** Sold

**INTERNET ID:** 19377609

#### SALE DETAILS

**\$295,000**

#### CONTACT DETAILS

**Elders Real Estate Burnie**

114 Wilson Street  
Burnie, TAS  
03 6432 2311

**Andrew Miles**  
0409 170 772

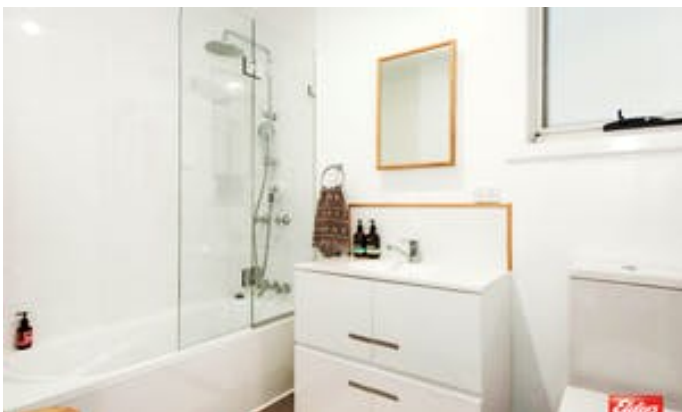
Other features: Close to Schools, Close to Shops, Close to Transport, Garden, Secure Parking

- Land Area 0.0938 hectares
- Building Area: 158 0.0158 hectares
- Bedrooms: 4
- Bathrooms: 3
- Single garage

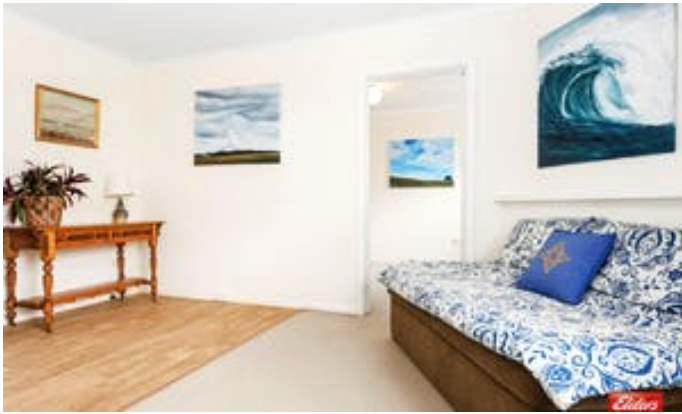














Produced by Open2view.com for Elders Burnie  
 Fixtures and fittings are for display purposes only.  
 Not to scale.  
 This floorplan is a sketch, and all dimensions stated are approximate.  
 All room measurements are in metres.  
 Approx total floor area 218 sq m

