



12 Hambledon Avenue, PARK GROVE, TAS 7320

A first-time offering that's worth the wait

This is a fantastic opportunity to secure a well-loved family home that's been tightly held and cared for over the years.

Inside, you'll find a flexible 4-bedroom layout, along with two bathrooms plus an ensuite, making it ideal for growing families or those wanting extra space and privacy.

One of the standout features is the versatility on offer. Downstairs you'll find a study and a spacious rumpus room, providing the perfect setup for working from home, a teenage retreat, kids' playroom, or additional living space. If required, either area could also be adapted to create extra bedrooms, allowing the home to evolve with your family's needs.

The living spaces are comfortable and practical, offering room for everyone to spread out while still feeling connected.

Outside, the property continues to impress with a double garage featuring single drive-through access to the backyard-perfect for trailers, boats, or additional vehicles. There's also a substantial 54m² shed, providing the ideal space for tradies, hobbyists,

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TYPE: For Sale

INTERNET ID: 300P191666

SALE DETAILS

Offers Over \$749,000

CONTACT DETAILS

Elders Real Estate Burnie

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extra storage, or a fully equipped workshop. With excellent vehicle access and plenty of room to work, tinker, or store equipment, this is a setup that's becoming increasingly hard to find.

The property enjoys pleasant area views, creating a wonderful sense of space, and the location is hard to beat. You're within easy reach of the North West Regional Hospital, Marist Regional College, local schools, and the popular Burnie Tennis Club and netball courts, making it a fantastic choice for families and active lifestyles. Burnie's CBD is also just a short drive away.

"First time offered to the market, flexible family living, a huge shed, area views, and a location close to key amenities - 12 Hambledon Avenue offers the space, versatility and convenience that so many buyers are searching for."

Contact Hamish Muir on 0439 252 168 for more information

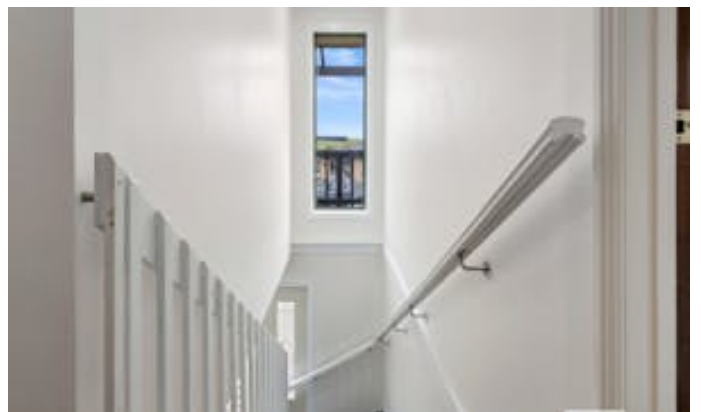
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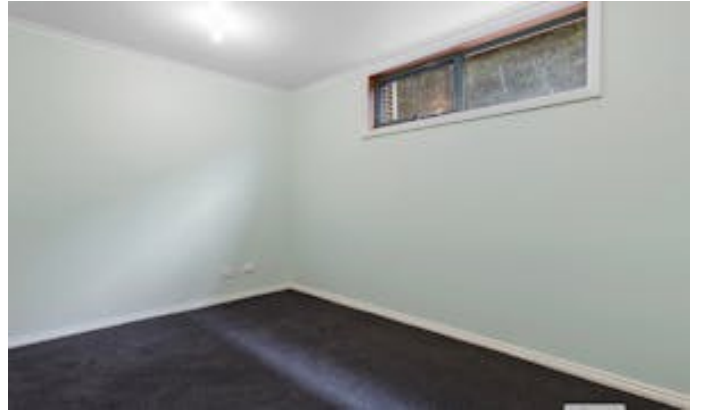
Other features: Area Views, Close to Schools, Heating, Roller Door Access

- Land Area 723.00 square metres
- Building Area: 163.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Double garage



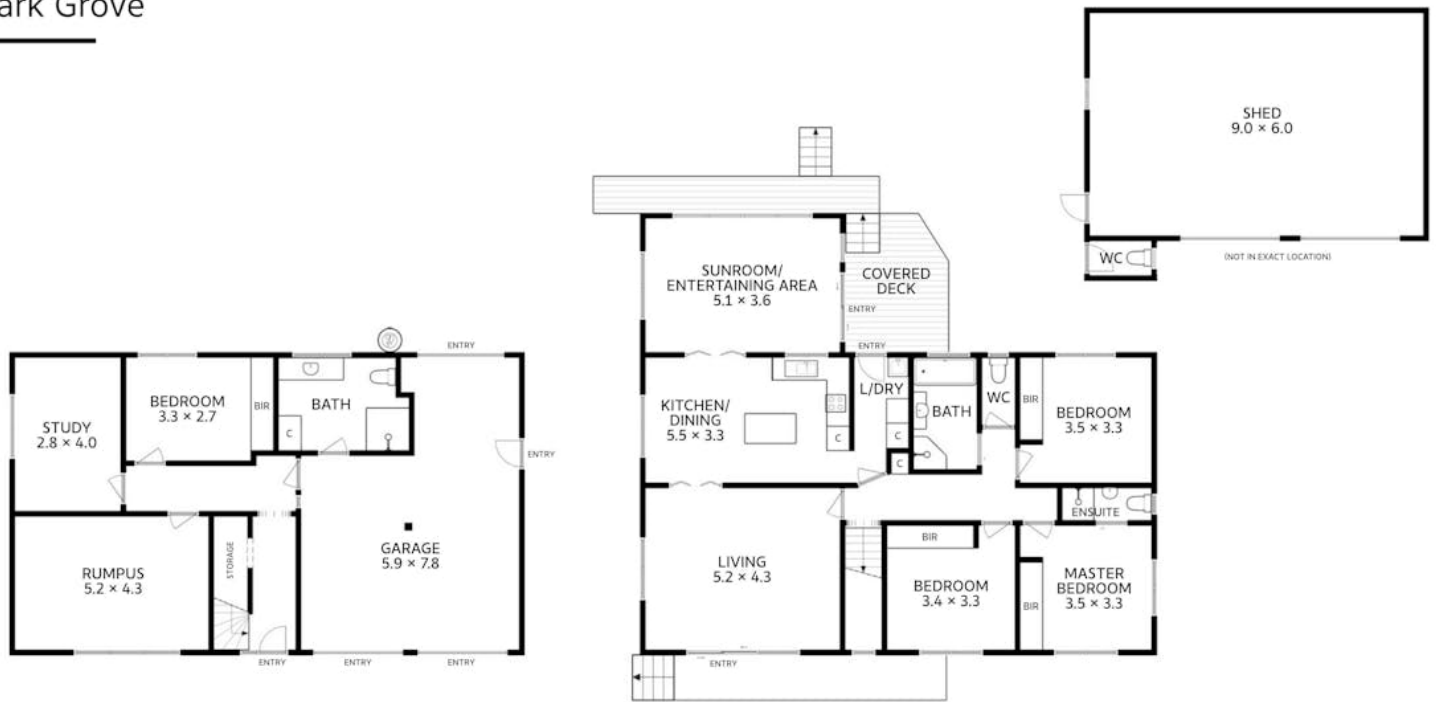








12 Hambledon Avenue
Park Grove



Approx. Total Floor Area 163 sq m
(excluding covered deck and shed)

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.

