



## 40 Main Street, ULVERSTONE, TAS 7315

### POLISHED DIAMOND ON MAIN!!

Polished Diamond on Main !!!

A truly polished 1927 diamond located in Ulverstone's most sought-after area, walking distance to just about EVERYTHING !!!

Town centre, Leven River and wharf precincts, parklands, sporting grounds, cycleways, schools, cafes and glorious sandy beaches. This list is endless !!!

This incredible home features -

- Jaw dropping grand entrance .. come and see for yourself !!!
- 10 foot decorative ceilings with period chandeliers
- Opulent Wainscoting showcasing beautiful craftsmanship.
- Grand staircase with wrought iron balustrades.

**TYPE:** Sold

**INTERNET ID:** 83P0560

#### SALE DETAILS

**Offers over \$669,000**

#### CONTACT DETAILS

##### Sales & Rentals

60 Reibey Street  
ULVERSTONE, TAS  
03 6425 2722

##### Brent Fielding

0438 282 995

- Newly carpeted and freshly painted with a soft colour palette.
- Meticulously newly wallpapered to flaunt the incredible high ceilings.
- 4/5 extra large bedrooms with wall to ceiling built in wardrobes and period mirrored dressers.
- Extra large upstairs master bedroom with private ensuite.
- Beautiful low maintenance front and back garden areas to enjoy the morning or afternoon sun in private.
- Quality Terrazzo flooring in front and back home entrances.
- Spacious modern open plan kitchen equipped with quality appliances and large walk in pantry.
- Impressively large formal open lounge and dining area including an acoustic ceiling.
- Heating provided by a reputable Saxon wood heater in the parlour room, heat pumps upstairs and downstairs and a Panasonic reverse cycle air conditioning unit.
- Updated large main bathroom with spa.
- Accessible attic, incredibly handy for storage.
- Extra large 5th bedroom/ rumpus room with an impressive north facing balcony that overlooks Bass Strait ocean views.
- Large 943m2 flat block accommodating the north facing solid brick home, carport, single lockup garage, 2 large sheds, outside laundry, toilet and enclosed veggie garden area.
- Electric gated entrance that can accommodate 6 cars parking easily.

This home is a real testament to quality buildings of its time. The once rough diamond has been meticulously polished to now shine its brightest yet.

We welcome you to come and experience the charm and character this home has to offer - either the biggest of families or perhaps the keen AirBnB investor (STCA).

This property is spacious, charming and a rare opportunity to purchase not only a piece of Ulverstone's history but to own a masterpiece that no modern home could boast.

- Land Area 943.00 square metres
- Building Area: 27.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Single garage
- Single carport





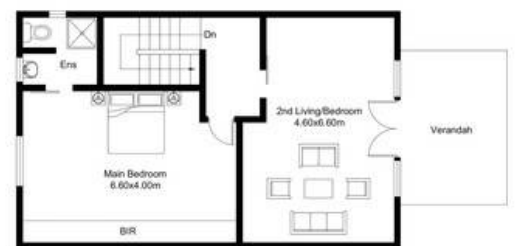








GROUND FLOOR



FIRST FLOOR

40 Main Street, Ulverstone

The floorplan is not to scale; measurements are indicative and in metres. Plans should not be relied on. Interested parties should make and rely on their own enquiries.