



1A Marion Street, ULVERSTONE, TAS 7315

PRIVATE RIVERFRONT LIVING WITH UNLIMITED POTENTIAL

Set on the tranquil banks of the Leven River and positioned at the end of a quiet no through road, 1A Marion Street presents an exceptional opportunity for those seeking privacy, uninterrupted river views and versatile living. This is a rare privilege to offer such a property to the market, combining a peaceful setting with convenient access to the heart of Ulverstone.

The home is positioned to take in the natural beauty of Dial Range and river views.

Inside the home offers 2 bedrooms with built-ins, one-bathroom, open plan living and dining and offers a real homely feel.

There have been multiple updates over the last few years from the kitchen, bathroom, floor coverings, rewiring and re-plumbing. Heating isn't a problem as the home has a wood heater and a reverse cycle air conditioner.

The property is situated on a generous 1194m² block offering space, privacy and future possibilities

An expansive veranda complements the front of the property that spans the width of the home, the ultimate position to sit back, relax of an afternoon and watch the sun set over the Dial Range and the Leven River.

TYPE: For Sale

INTERNET ID: 83P1686

SALE DETAILS

**EOI closing 5pm
Tuesday 04/11/2025**

CONTACT DETAILS

Sales & Rentals

60 Reibey Street
ULVERSTONE, TAS
03 6425 2722

Brent Fielding
0438 282 995

There is a single garage, workshop, carport and at the rear of the property there is an undercover bbq area perfect for entertaining family and friends. For those with a green thumb there are established raised garden beds and green house.

With the substantial block size, the property offers unlimited potential. Options include extending the current home, creating additional outdoor spaces, or exploring development opportunities at the rear (STCA)

Another big draw card is the homes proximity to the Ulverstone CBD, cafes, schools, sports facilities and beaches.

Enjoy riverside walks, fishing, boating and the natural serenity of the Leven River.

Don't miss this rare opportunity.

Contact us today to arrange your private inspection and discover everything 1A Marion Street has to offer. Experience privacy, space and the ultimate riverside lifestyle in the heart of Ulverstone.

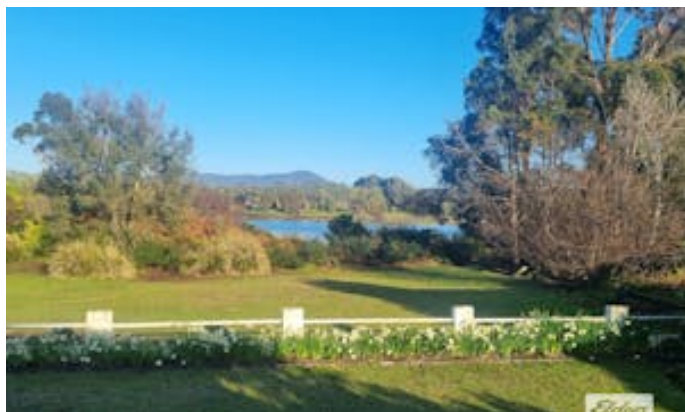
For sale by Expressions of Interest closing Tuesday 04/11/2025 at 5pm.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Openable Windows, River Views, Water Front

- Land Area 1,194.00 square metre
- Building Area: 105.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards









1A Marion Street, Ulverstone

This floor plan sketch is to be used as a guide only and is not to scale.
All dimensions listed are approximate.

Total approx floor size: 106 sq m. (Excl. Covered Porch, Patio, Storage, Covered Carport, Covered Patio, Garage)

