



## 13 Finch Street, ULVERSTONE, TAS 7315

### A CAPTIVATING FIND!

Architect-designed 1960's beauty â## fully renovated for modern living in central Ulverstone

#### Key Features:

- 4 Bedrooms
- 2 Bathrooms
- Double garage and carport
- Workshop
- Low-maintenance established garden
- Private alfresco entertaining area
- Secure and fully fenced
- Flat block, solid brick build

**TYPE:** For Sale

**INTERNET ID:** 83P1776

#### SALE DETAILS

**Offers Over \$695,000**

#### CONTACT DETAILS

##### Sales & Rentals

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Step into a rare blend of mid-century character and contemporary comfort with this fully restored and renovated 1960's architect-designed brick home, nestled in a very quiet and friendly street in the heart of Ulverstone. It's one of the sunniest houses in the town - perfectly positioned with its character windows for all year round sun and warmth.

Boasting timeless charm with tasteful modern updates, this four-bedroom, two-bathroom residence is set on a flat, fully fenced block and offers a versatile layout ideal for families, professionals or those seeking space to work from home.

#### Features You'll Love:

- Architectural charm: Built in 1963, original etched glass front door, original windows, restored ornate cornices & ceiling roses and nods to period detailing throughout.
- Modern convenience: Stylish brand new kitchen with stone benchtops, subway tile splashbacks, all new appliances and walk-in showers in both bathrooms. The huge ensuite also has a spa bath, as well as a large shower. Plenty of storage options. Freshly painted inside and out, with a new Colorbond roof installed in recent years. Starlink dish attached to roof should it be required.
- Light-filled interiors: A very sunny aspect, neutral colour palette, Tasmanian Oak polished floorboards and new custom frosted glass doors throughout create an airy, fresh feel.
- Flexible living: Multiple spaces provide a layout that can adapt to your lifestyle needs - work, relax or entertain with ease. Use the rooms as bedrooms or as needed a study, a dining room - there are many options.
- Climate comfort: New, highly-efficient reverse cycle heating, ducted through the master bedroom & ensuite and dual blinds in the living rooms for year-round comfort. Well-insulated ceilings.
- Spacious and practical: Separate large laundry with built-in storage, built-in wardrobes in three of the four bedrooms and carpeted sleeping quarters for cozy nights.
- Outdoor appeal: An undercover entertainment area, low-maintenance established garden, lush lawn and plenty of privacy too. Not to forget the fabulous roofed-in alfresco area for dining, barbecuing or simply relaxing and listening to the birdlife. Outdoors is complete with a large workshop, new double garage, original carport and new secure fencing for children and pets.

**Lifestyle Location:** Just a few minutes walk to Ulverstone's beautiful beaches, local shops, schools, public transport and essential services. Tucked away in a very quiet, flat, sun-drenched street with a welcoming community atmosphere.

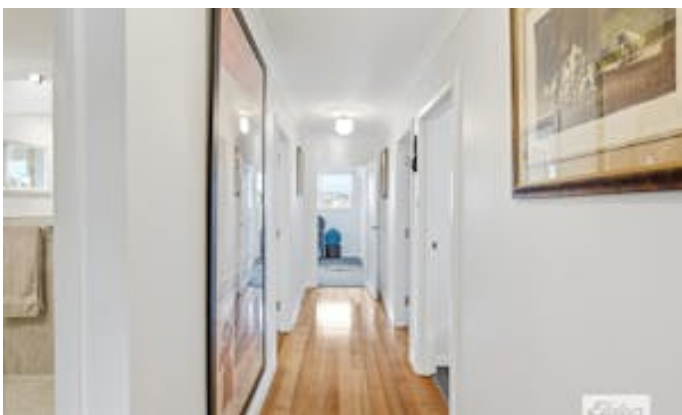
So, whether you're captivated by the mid-century charm or drawn to the contemporary finishes and smart design, this home offers the best of both worlds - a stylish retreat with practical living at its core.

Don't miss your chance to secure this one-of-a-kind Ulverstone gem!

**Other features:** Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows

- Land Area 650.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport
- Ensuite
- Floorboards

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.











### 13 Finch St, 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: 119 sq m. (Excl. Garage, Undercover Entertainment Area, Shed, Carport, Patio, Porch)

