



13 Melbourne Street, TRIABUNNA, TAS 7190

Enjoy the village lifestyle

Positioned in the heart of Triabunna, this sun-filled weatherboard cottage offers its new owners a range of alternative spaces and flexible living options. Sitting on a large 986 m2 level block with access along both sides of the cottage to the expansive rear yard, this property will be sure to attract a range of buyers from retired couples to first home buyers.

TYPE: Sold

INTERNET ID: R24422148

SALE DETAILS

Offers around \$425,000

Maintaining the classic 50s cottage aesthetic, a 1970s facelift - and the more recent renovations - have created a contemporary open plan living area with an updated kitchen and bathroom. Stepping out the back door finds you on a large outdoor deck perfect for entertaining or soaking up the sun. The deck then leads you to the studio.

This lovely cottage sits neatly in the front half of the block and is surrounded by established gardens and lawns. The generous backyard features established fruit trees, raised veggie beds, workshop & 2 garden sheds.

With an undercover carport, an accessibility ramp to the backdoor and a large studio this property offers plenty of scope to create your own lifestyle that can be enjoyed year-round.

Within a short walk to all the amenities of Triabunna this property offers easy access to the IGA supermarket, post office, hotel, cafes, medical facilities, chemist, community hall, school and sports grounds. For the fishing enthusiast the Triabunna Boat Marina, Triabunna Boat Club, public boat ramps and some of Tasmania's best fishing are all nearby.

Only a little over an hour from Hobart, 45 minutes from the Hobart International Airport and at the gateway to the Great Eastern Drive featuring pristine beaches, world class wineries, fabulous eateries, iconic national parks and more.

Key Features:

- * Cosy and intimate living spaces
- * Living area features a wood burning heater and heat pump
- * Large 9 x 5 metre creative studio with wood burning heater and heat pump
- * Undercover carport with access ramp to back deck
- * Daul access along both sides of house
- * NBN connected to the house and studio
- Land Area 986.00 square metres
 - Building Area: 89.00 square metres
 - Bedrooms: 2
 - Bathrooms: 1
 - Car Parks: 3
 - Single carport

CONTACT DETAILS

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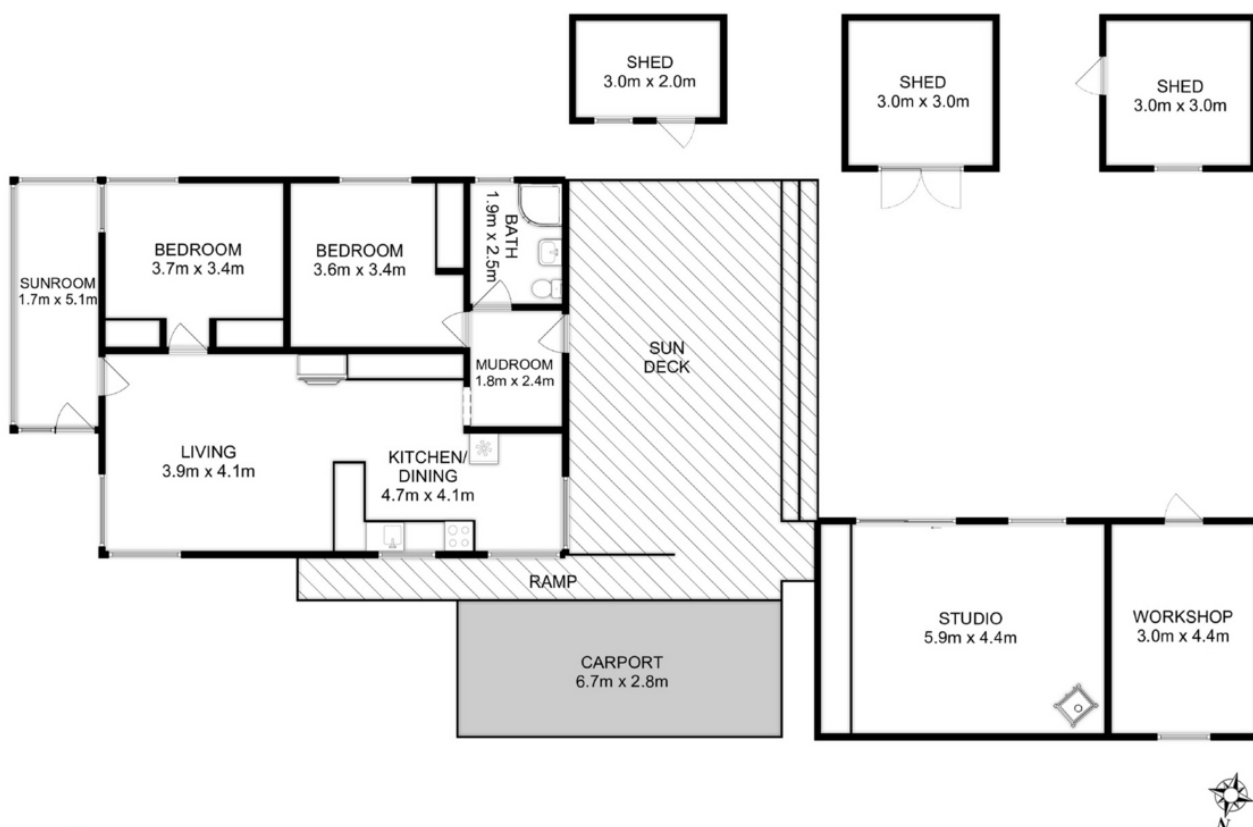
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Total Approx. Floor Area : 87 sqm
Total Approx. Outbuilding Area : 64 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com