

**SOLD**

## WELL MAINTAINED HOME IN WARRANE, 3 BEDS, 1 BATH, SOLAR & 2 HEAT PUMPS!

Welcome to your perfect first home, family home or investment in Warrane. This 3-bedroom 1-bathroom single-level house, situated on 390sqm of land, is waiting for you to make it your own. Situated as one of two homes on a "non-active" strata ensuring economical control of costs with no strata fees.

The property has been well maintained and boasts a floor area of 104sqm and two reverse cycle aircon's. Perfect for keeping you and your family warm in the winter, and cool in the summer. Solar panels have been installed on the roof, making it a great option for those who are looking to reduce their energy bills.

Warrane is a great family friendly suburb, close to all the amenities you need including local shops, schools, parks and public transport. You'll also be in close proximity to Bellerive beach, Blundstone Arena and the popular Bellerive to Hobart ferry service 10 minutes walk away, Hobart CBD 9 minutes drive! This locale has remained ever popular due the convenience to almost everything you could ever need!

This property is a great opportunity and won't be on the market for long. Whether you're a first home buyer, an investor, or a growing family, this house is the perfect fit.

Take the first step to making this property your own; contact Ben from @realty today to arrange an inspection.

3 BED | 1 BATH | 0 CAR

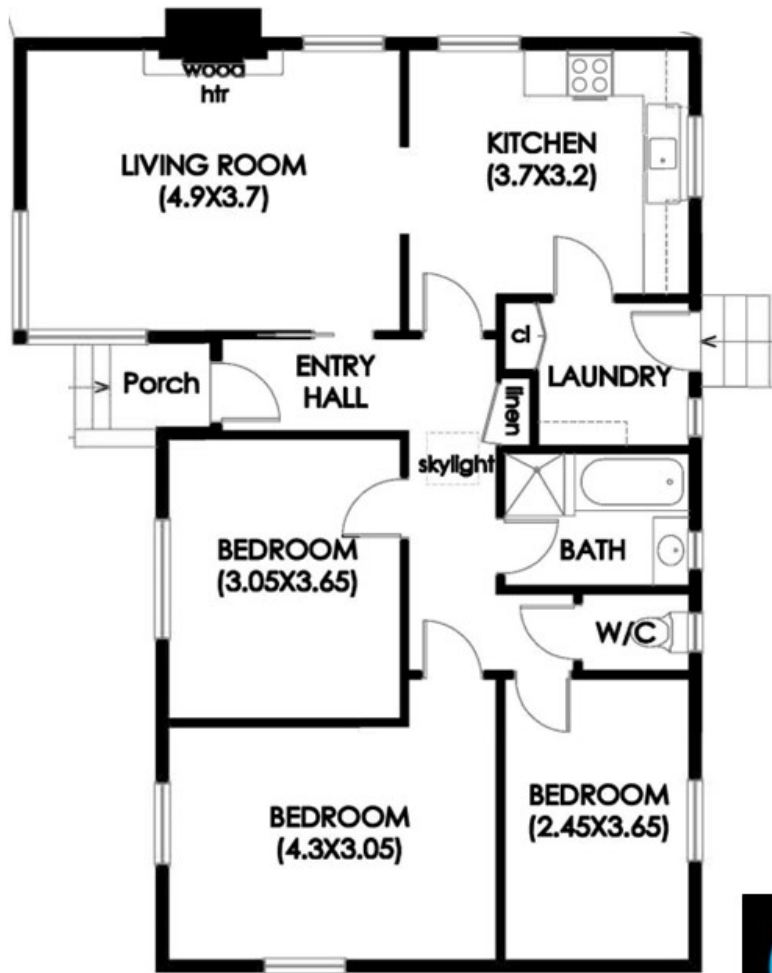
PRICE:  
\$510,000

OPEN FOR INSPECTION:  
N/A



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# 1/4 Amundsen Crescent, Warrane



104m<sup>2</sup>  
approx



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.