

12 BORONIA STREET, HOWRAH, TAS, 7018



FOR SALE

SUNNY & PRIVATE WITH LEVEL ACCESS IN THE HEART OF HOWRAH

Positioned in one of Howrah's most desirable streets, this inviting three-bedroom home offers the perfect balance of comfort, convenience and lifestyle. Set on a generous 678sqm allotment just moments from beautiful Howrah Beach, 12 Boronia Street is an exceptional opportunity for families, first-home buyers and investors seeking a quality home in one of Hobart's most sought-after suburbs.

Thoughtfully designed for easy living, the 134m² residence features three well-proportioned bedrooms, each with built-in wardrobes, a spacious sun-filled living area and a practical floorplan that caters to everyday family life. Reverse-cycle air conditioning ensures year-round comfort. Outside, the fully fenced backyard provides a secure haven for children and pets, with ample space for entertaining, gardening or extending the home in the future (STCA). The generous allotment offers flexibility and potential while maintaining the privacy that makes this property so appealing.

Property Features:

- Level access on a near flat allotment
- Three spacious bedrooms with built-in wardrobes
- Well-appointed, renovated family bathroom
- Sunny, light-filled living area
- Reverse-cycle air conditioning
- Fully fenced 678sqm allotment
- Excellent off-street space with room to further enhance
- Approximately 134sqm of comfortable living in a well maintained family home

Located just minutes from the sands of Howrah Beach, you'll enjoy an enviable lifestyle where morning beach walks, paddleboarding, fishing and waterfront sunsets become part of your daily routine. Families will appreciate being close to quality schools including Howrah Primary School and Clarence High School, while Shoreline Shopping centre provides supermarkets, cafés, specialty shopping and everyday conveniences only moments away.

Sporting enthusiasts will love the proximity to Wentworth Park, offering excellent facilities for soccer, hockey, touch football and community recreation. Excellent public transport and the

3 BED | 1 BATH | 0 CAR

PRICE:

offers over \$695,000

OPEN FOR INSPECTION:

Jul 26 at 10:00am - 10:30am



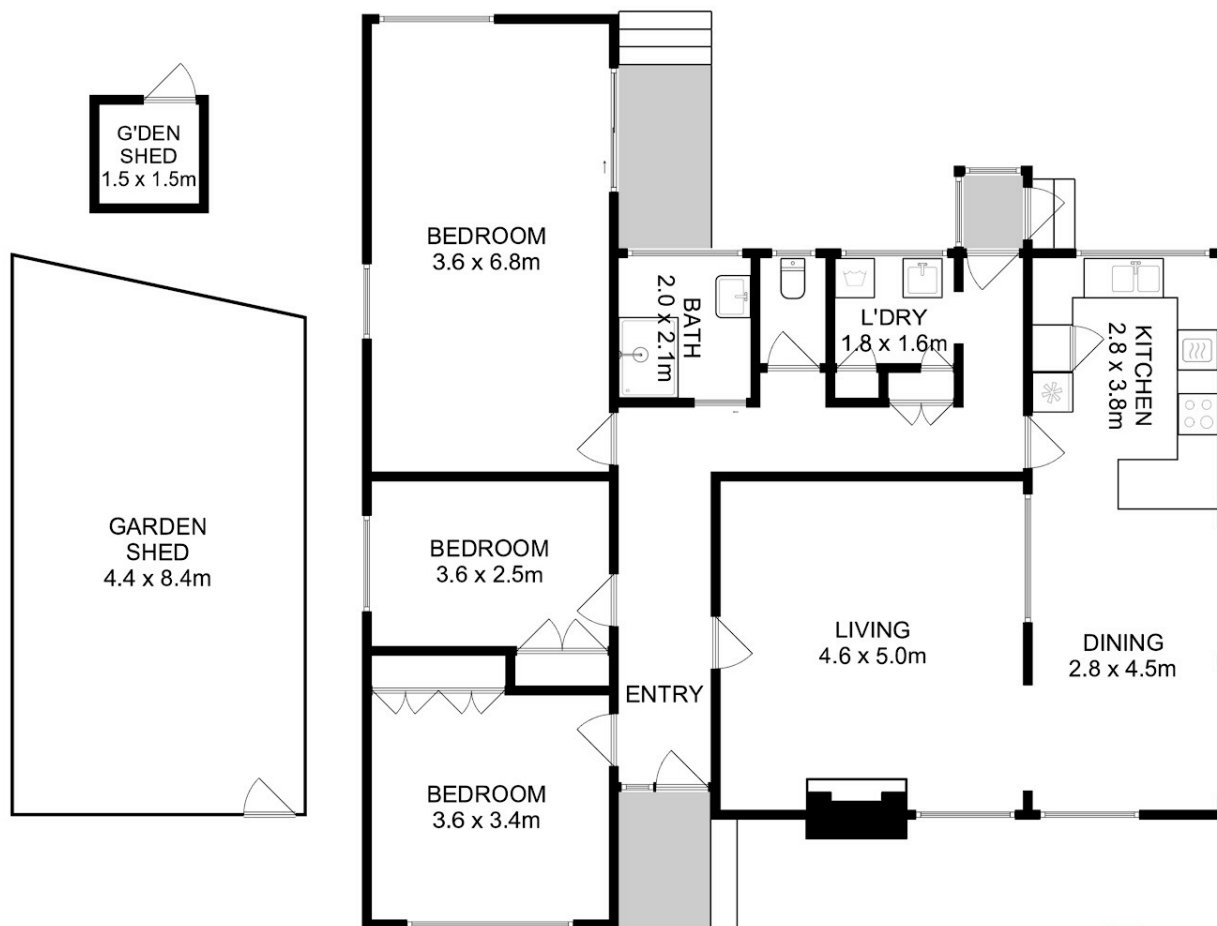
Ben Palmer

0417556731

benpalmer@atrealty.com.au

hobarthomes.com.au

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



Total Approx. Floor Area : 134 sqm
Total Approx. Outbuilding Area : 37.5 sqm
Total Approx. Usable Area : 171.5 sqm

@realty

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.