



19 First Avenue MIDWAY POINT, TAS



## All day sun and water views

With glorious water views over Orielton Lagoon, this warm and welcoming family home is perfectly positioned to capture the sun from the moment it rises in the east until the very end of the day.

Built circa 1957, this three-bedroom weatherboard property offers comfort and style, with attractive Tas Oak floorboards and a crisp neutral colour palette. There is a reverse cycle air conditioner in the living space and dual blinds throughout, plus the established leafy front garden offers privacy from the street.

All three sunny and spacious bedrooms have built-in wardrobes, and there is a centrally located family bathroom.

A wide timber deck at the rear of the property is perfect for entertaining with friends, f

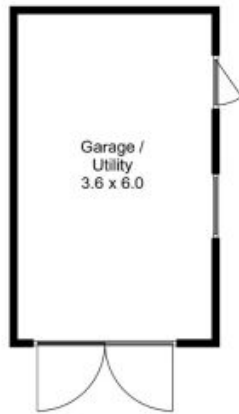
**Council Rates:** \$1,480.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

## Mel Shutt

Property Consultant

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

Approx. floor area : 77 sqm  
 Approx. outbuilding area : 37 sqm