



135 Main Road SORELL, TAS 
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### Comfortable, convenient and close to all the services

In sight of picturesque Pitt Water and minutes away from the bustling township of Sorell, this low maintenance three-bedroom brick property has attractive and easy-care gardens, a fresh coat of paint throughout, and offers a fantastic opportunity for anyone thinking of downsizing, adding to their investment portfolio, looking for an ideal first home.

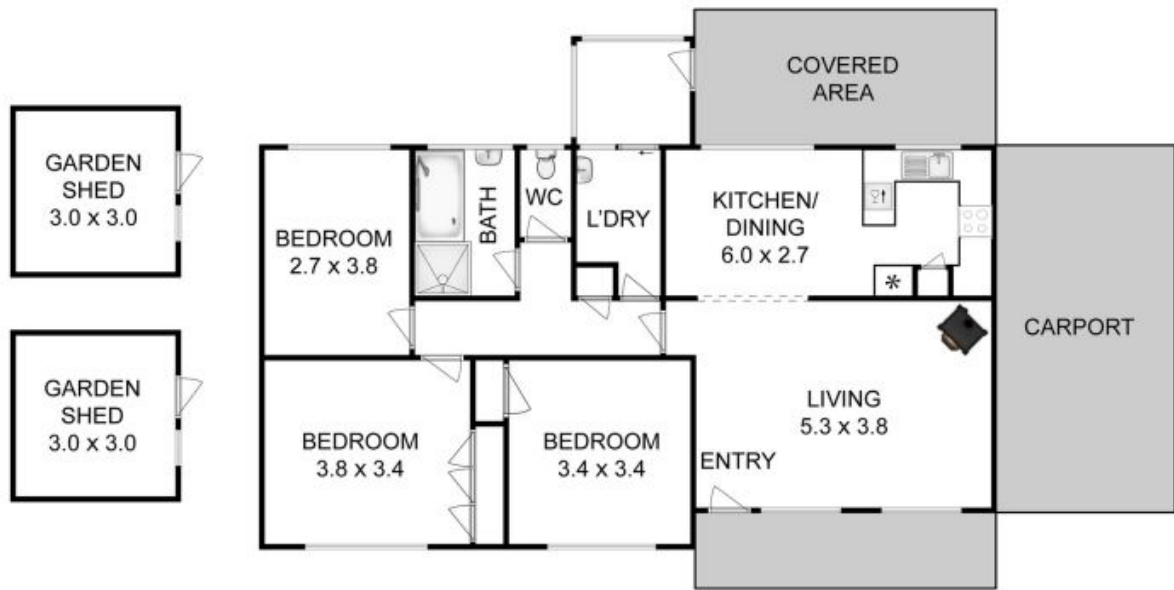
Step into the inviting and spacious living area that includes a cosy wood fire to warm the house throughout the winter months, and through the archway to the kitchen which has gas cooking and hot water, plus room for dining and a lovely outlook over the backyard.

Walk through the laundry to the rear yard with covered outdoor area - a perfect spot to relax, enjoy the sun and fresh air, or watch the kids playing safely in the fenced yard. The

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

**Warwick Page**  
Director & Real Estate Agent

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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 : 109 sqm  
 Approx. outbuilding area : 18 sqm

