



23 Derinya Street MORNINGTON, TAS



## Modern luxuries just move in

This brick three-bedroom brick home is packed with features that will appeal to a range of purchasers. The stunning contemporary renovation is indeed impressive. Capturing all-day sun, mountain views, and located in a family-friendly area close to the Eastern Shore's many amenities, here is an ideal opportunity to make your next move.

Recent upgrades include new wiring and plumbing, convenient NBN connection, and reverse cycle air conditioning provides easy temperature regulation throughout the year. There are also attractive Tas Oak floorboards preserved under the carpet.

One of the most outstanding areas of this home has to be the spacious and light open plan living space, with a pleasant outlook towards kunanyi/Mt Wellington. You'll adore the brand new contemporary, sleek and sophisticated kitchen/dining area, with beautiful tiled splashback and elegant cabinetry, plus room for a dishwasher. The timber features in the joine

**Council Rates:** \$1,600.00/year (approx)

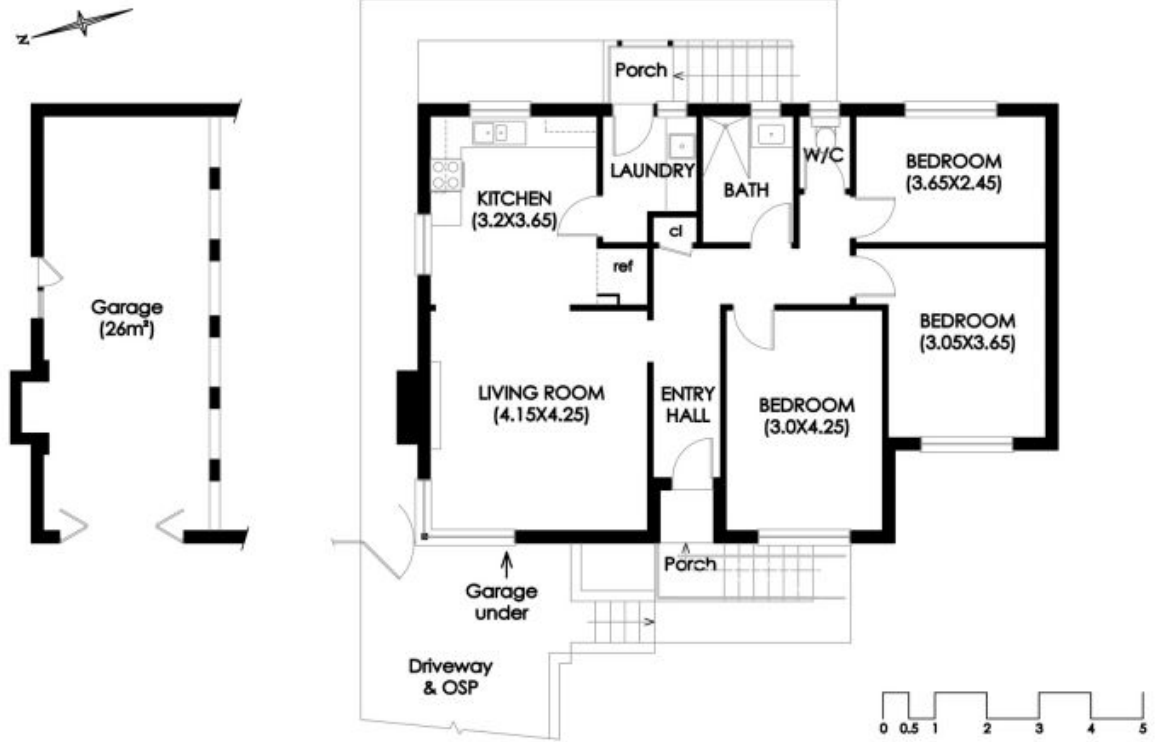
**Water Rates:** \$1,100.00/year (approx)

## Mel Shutt

Director and Property  
Consultant

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MORNINGTON  
23 Derinya Street  
House Area: 98m<sup>2</sup>(10.5sq)



IMPORTANT: measurements are approximate-interested parties need to verify