



150 Clarence Street BELLERIVE, TAS



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Convenience and character

Perfectly framed by a white picket fence and surrounded by established low-maintenance grounds, this neatly presented 1956 weatherboard cottage has undeniable charm and street appeal. Set in a prime location just minutes from the beach and local amenities, the delightful two-bedroom home has all the conveniences of modern city living, together with welcoming vintage ambience.

There are three separate but equally inviting living areas - a spacious and comfortable lounge, light-filled dining room, and a large eat-in kitchen with great workspace and under-bench storage.

The 465sqm block has a level and leafy yard that makes a lovely space for kids to play safely, and the property also includes off-street parking, a garden shed, and a carport that

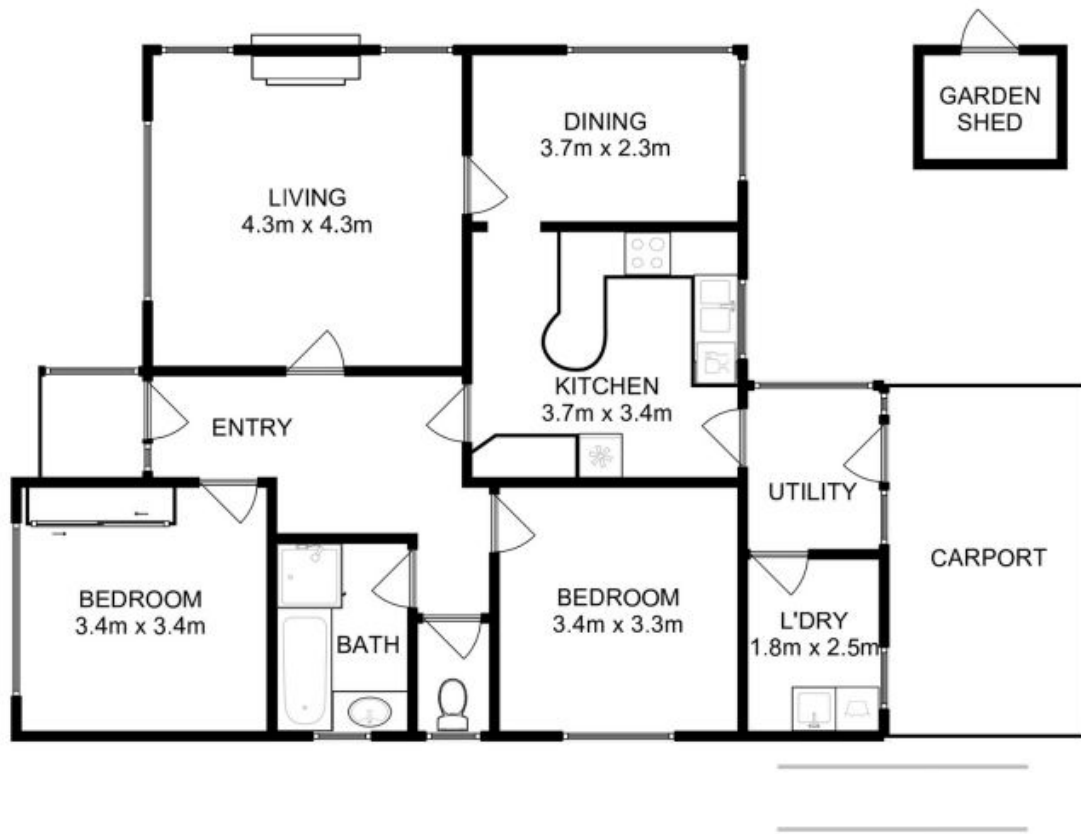
Council Rates: \$1,688.00/year (approx)

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 : 93 sqm
 Approx. outbuilding area : 3 sqm

