

**1/5 Erebus St, Warrane, TAS, 7018**



**House For Sale**

Friday, 15 November 2024

1/5 Erebus St, Warrane, TAS, 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ben Vance

0362209100

## Standalone and Stylish Villa Unit

Built in 2008, this beautiful, stand-alone brick home is designed for easy, low-maintenance living - a perfect choice for first-home buyers and retirees alike. This home offers all the benefits of unit living without the potential downsides: no shared driveways, no active body corporate and with complete independence.

Step inside and feel immediately at ease in the spacious, open-plan lounge, kitchen, and dining area. Designed for comfort and connection, this central space flows seamlessly through sliding doors to a sunny outdoor entertaining area, both open air and covered options available - ideal for family gatherings or relaxed afternoons. Warmth and coziness are guaranteed, with a heat pump and full insulation maintaining a comfortable climate year-round.

The well-appointed kitchen features ample bench space, a large walk-in pantry, and high-quality appliances, making meal prep easy and enjoyable. With three generous bedrooms-two with built-in wardrobes and the master offering a convenient two-way ensuite-this home accommodates both personal space and practical needs.

The contemporary family bathroom is designed with style and function in mind, featuring a spacious vanity, bath, separate shower, and toilet-all in modern, neutral tones. Outside, the benefits continue with a fully fenced, low-maintenance yard that provides a safe, private area for grandchildren, pets, or simple outdoor enjoyment. For added convenience, there's a small storage area with a remote controlled door and a separate locker ideal for garden tools and equipment.

This home is move-in ready, letting you focus on what matters most-enjoying life. With a tenant in place until the 20th of March (who would love to stay), this property is also a fantastic option for investors. Don't miss this incredible opportunity to secure a home that meets all your needs.

Contact Ben Vance for further information or to arrange your private inspection.

Approximate council rates \$ 1800 per annum

Approximate water rates \$ 1100 per annum

Currently rented \$ 540 per week

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