

# 13 Cruttenden Street, Buckland, Tas 7190



## House For Sale

Wednesday, 8 January 2025

13 Cruttenden Street, Buckland, Tas 7190

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 7**

**Area: 990 m2**

**Type: House**



Greg Crump

0362206999

## Offers around \$295,000

Welcome to 13 Cruttenden St, Buckland. This 1952 timber cottage offers buyers a tranquil country lifestyle only 25 minutes to Sorrell or 12 minutes to the popular coastal seaside town of Orford. This single level 2-bedroom, 1 bathroom home sits on an easy to maintain 990 m<sup>2</sup> allotment amongst low maintenance gardens and just a short stroll to the local Buckland Inn and the town service centre / convenience store. The home is warmed by a cosy wood heater and has an internal toilet/bathroom. The house is serviced by tank water and a septic wastewater system. The large flat block offers plenty of opportunities to extend the existing cottage, add a self-contained unit (STCA), build a chicken run, create fabulous veggie beds to name a few. With a couple of sheds for storage this property would suit those looking to own their own home in a rural setting.

**Key Features\*** Quiet country living\* Affordable first home or retirement cottage\* Low maintenance gardens\* Large rainwater tank \* Wood burning heater for those chilly winter days & nights\* Set back from the highway on a no through road. Privately positioned, 13 Cruttenden Street is located only 12 minutes from the Orford/Spring Beach precinct that offers community support infrastructure including; supermarkets, medical services, cafes, a pharmacy, a library, golf club, lawn bowls, boating clubs, numerous other community groups and some of the best fishing in Tasmania. Just 50 minutes by car from the city of Hobart, 40 minutes from the Hobart International Airport and 25 minutes to Sorrell. Please call or email Greg, who lives in Orford, for a private inspection