

**19 Philip Ave, Montrose, TAS, 7010**



**House For Sale**

Monday, 28 October 2024

**19 Philip Ave, Montrose, TAS, 7010**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Russell Yaxley  
0362240251

## Classic home in supreme spot

Welcome to this timeless weatherboard home, built in 1941 and set on a spacious 604m<sup>2</sup> offering a generous 116m<sup>2</sup> floor plan, this property is perfect for those seeking a blend of classic charm and contemporary convenience.

Upon entering, you'll be greeted rich original Tas Oak floorboards, bright and airy feeling with tall ceilings making best use of the natural light. Adorned with picture rails throughout, the private and cozy living space provides a comfortable and versatile space, enjoying relaxing views of the backyard. While the open plan kitchen with modern upgrades flowing into the dining space, creates a welcoming atmosphere where family meals and social gatherings flow with ease.

The home includes three well-sized bedrooms, two of which are fitted with built-in wardrobes to accommodate your storage needs. Well appointed bathroom with single spa, separate shower and toilet for privacy, are welcome additions.

Step outside, and you'll find a spacious entertaining space, covered for all around use. The flat backyard with expansive grassed area perfect for outdoor gatherings, children's play, or simply unwinding in privacy. The yard features a good size garage, complete with a workshop area, making it a paradise for hobbyists or those who love to garden. The long driveway ensures plenty of space for trailers, bikes and the like.

Situated in a peaceful yet well connected neighbourhood, this home offers simple walking and driving access to local shops, schools, and essential amenities, making daily life a breeze. With its suburban tranquillity and the convenience of nearby facilities, this property presents an ideal choice for families, first time buyers and also down sizers, anyone seeking a lifestyle that balances peace with practicality.

We invite you to experience 19 Philip firsthand and welcome you to view.

>> Need to sell yours to buy this? Make the move with Real Estate Agent, Russell Yaxley who is here to help.

We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.