

**35 Cherry Street, Hillcrest, Tas 7320**



**House For Sale**

Wednesday, 8 January 2025

35 Cherry Street, Hillcrest, Tas 7320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 705 m2**

**Type: House**



Jenna & Andrew Miles  
0409170772

**\$449,000**

An easy care and low maintenance exterior, providing an underlying value and assurance when buying a neat investment today, or a first home. A tidy colorbond exterior with aluminium windows, and colorbond roofing, makes this home eye-catching from passersby and combines an opportunity to make the home even further appealing with smart planting and landscaping. A remote access stand-alone garage with wood heating, a great car storage area or rumpus room versatility. Internally, a living space that proudly displays the solid Tasmanian Oak floorboards, a feature from the era, reverse cycle air conditioning works beautifully with the west facing windows. Tiled floor in the kitchen space that overlooks the rear yards, laundry and 2nd toilet tucked around the corner at the rear entrance. A stand-alone shower base makes entering and exiting the shower an easy task, the combined toilet and vanity close at hand. An unexpected walk-in robe/walk behind wall is a contemporary update and functional in design. No-through street provides the quiet life, short commute to Upper Burnie shopping or to Mount Street to the CBDAquatic centre, schooling amongst other services, all close at hand. This property has been tenanted for the past few years with the current lease expiring 30th August 2025 at a rental rate of \$415 per week. Additional Property Information: Year Built: 1951 Council Rates: \$1,802.98pa Water Rates: \$1,148.80pa + usage charges Land size: 705m<sup>2</sup> approx Floor size: 105m<sup>2</sup> (excluding deck and garage) Lease: 30/08/2025 at \$415pw Council: Burnie DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.