



150 Clarence Street BELLERIVE, TAS



## 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

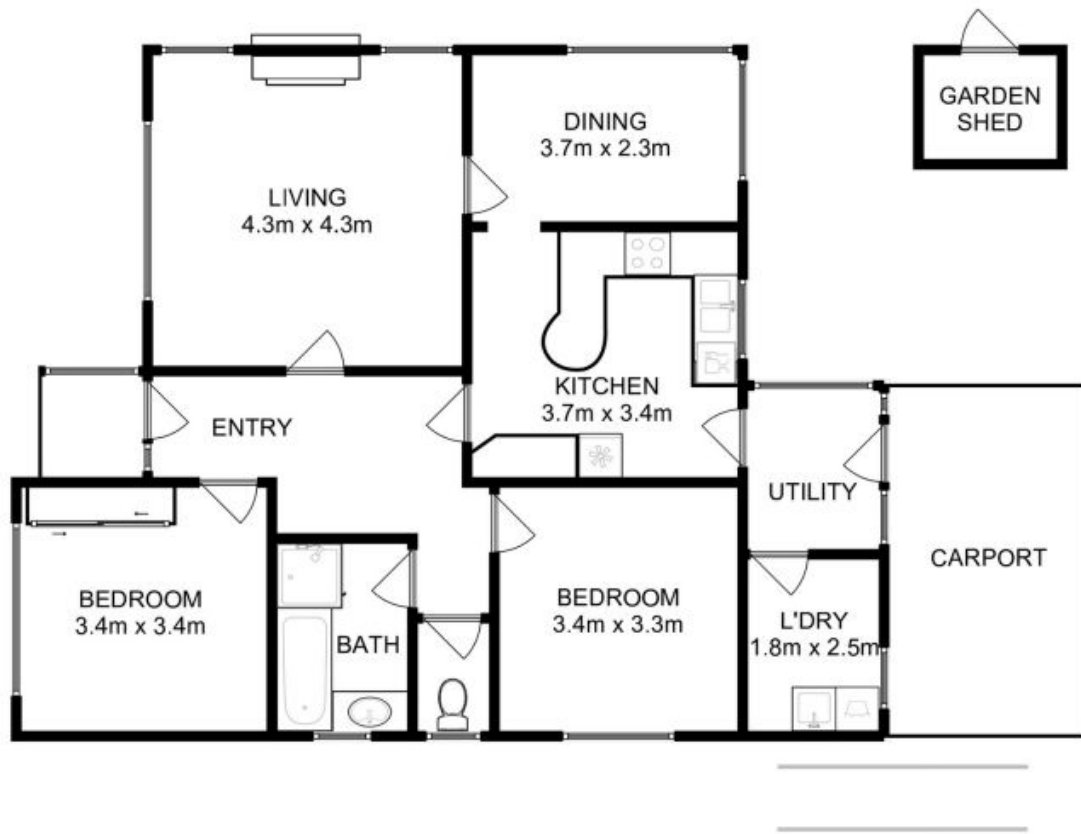
**Council Rates:** \$1,688.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

## Warwick Page

Director & Real Estate Agent

0474122717



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

