



15 Kilander Crescent BERRIEDALE, TAS



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## Family home in ideal Berriedale location

In immaculate original condition, this impressive brick and tile property is set in a popular and family-friendly suburb, in close proximity to local amenities and the city centre. With up to four bedrooms and generous communal spaces, just a few modern updates and your favourite furnishings will reinvigorate this carefully maintained residence and really make it your own.

Three double bedrooms all have built-in wardrobes, this includes a superior master with large ensuite and a pleasant outlook. The bathroom contains a vanity, separate bath and shower, with the toilet situated adjacent.

Downstairs, you will find a double garage and workshop, storeroom, laundry facilities and a third toilet. The sizeable rumpus would make a fantastic play area, home office, or four

**Inspect:** Saturday, 19th October 2024 10:00 - 10:30

**Council Rates:** \$2,446.00/year (approx)

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

## Warwick Page

Director & Real Estate Agent

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All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com for Ripple.

Approx. floor area : 257 sqm

