



**46 Arden Avenue DEVONPORT TAS**

2 1 1

This quality brick veneer unit is one of two, however the position of number 46 Arden Avenue allows for the sun to stream in all day long giving it a warm, sunny feel even in the colder months.

A very low maintenance yard and gardens will give the new owner great pleasure with little work.

The unit has a single LUG with internal access.

The unit features an open plan living/dining room that captures sun early in the morning from its north facing bay window.

There are two spacious bedrooms both with B/I's, a large bathroom and separate toilet.

The unit is further complimented by a small garden shed at the rear for implements etc.

**Type** : House  
**Building Size** : 13 sqm  
**Land Size** : 351 sqm  
**View** : <https://www.mbre.com.au/sale/tas/burnie-devonport-nw-tas/devonport/residential/house/7328278>