



**22 Woodrising Avenue SPREYTON TAS**

3 1 1

This well-presented brick home is ideally located close to the Golf Course, cafes, supermarket and sporting facilities. This home has that "something extra" Featuring a large lounge room with high ceilings, exposed timber beams and all this is kept warm via a wood heater.

The property has 3 Bedrooms that feature B/I's and a large utility/rumpus room at the rear that is currently used as a 4th Bedroom.

The bathroom is in great condition as is the expansive kitchen and dining areas.

There is an enclosed rear yard, single lock up garage and ample parking to accommodate the larger family.

Currently tenanted with a solid return in place.

Call to inspect now !

**Type** : House  
**Building Size** : 19 sqm  
**Land Size** : 672 sqm  
**View** : <https://www.mbre.com.au/sale/tas/burnie-devonport-nw-tas/spreyton/residential/house/7328312>



**WOODRISING AVENUE**

Internal - 194m<sup>2</sup>  
External - 208m<sup>2</sup>  
Overall - 22.75m x 9.35m

Floor plan to be used as a guide only. We have endeavoured to get it as accurate as possible.