



**52 Nicholls Street Devonport TAS**

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This hard to find 3-bedroom property built in 1948 is located only a short walk to Victoria Parade, close to schools, shops and only a short drive to the Devonport bluff. This home would be an ideal investment opportunity or renovation project to refresh the home to its full potential. The huge 1578m<sup>2</sup> (approx.) block potentially allows for development of approx. 3 units at the rear of the property (STCA) whilst still retaining the original home.

**Price** : \$ 375,500  
**Building Size** : 133 sqm  
**Land Size** : 1578 sqm  
**View** : <https://www.oneagencycollinsre.com.au/sale/tas/burnie-devonport-nw-tas/devonport/residential/house/6384312>

There are three good sized bedrooms, one bedroom contains a large Built-in robe. The living area is spacious, and the kitchen is neat. The bathroom contains a separate shower plus free-standing bath. The laundry is spacious with access to the side of the home.



**Leigh Jordan**  
**03 6420 6000**

Polished floorboards are featured in the living area, hallway & bedrooms, there is Vinyl flooring in the kitchen and tiles