

## 3/40A ANDREW STREET BRIGHTON.



### 3/40A Andrew Street BRIGHTON TAS

2 1 1

This modern well maintained villa represents a great opportunity to purchase your 1st home or add to your investment portfolio (as there are excellent tenants currently in place) or even for those looking to downsize in an attractive, modern complex.

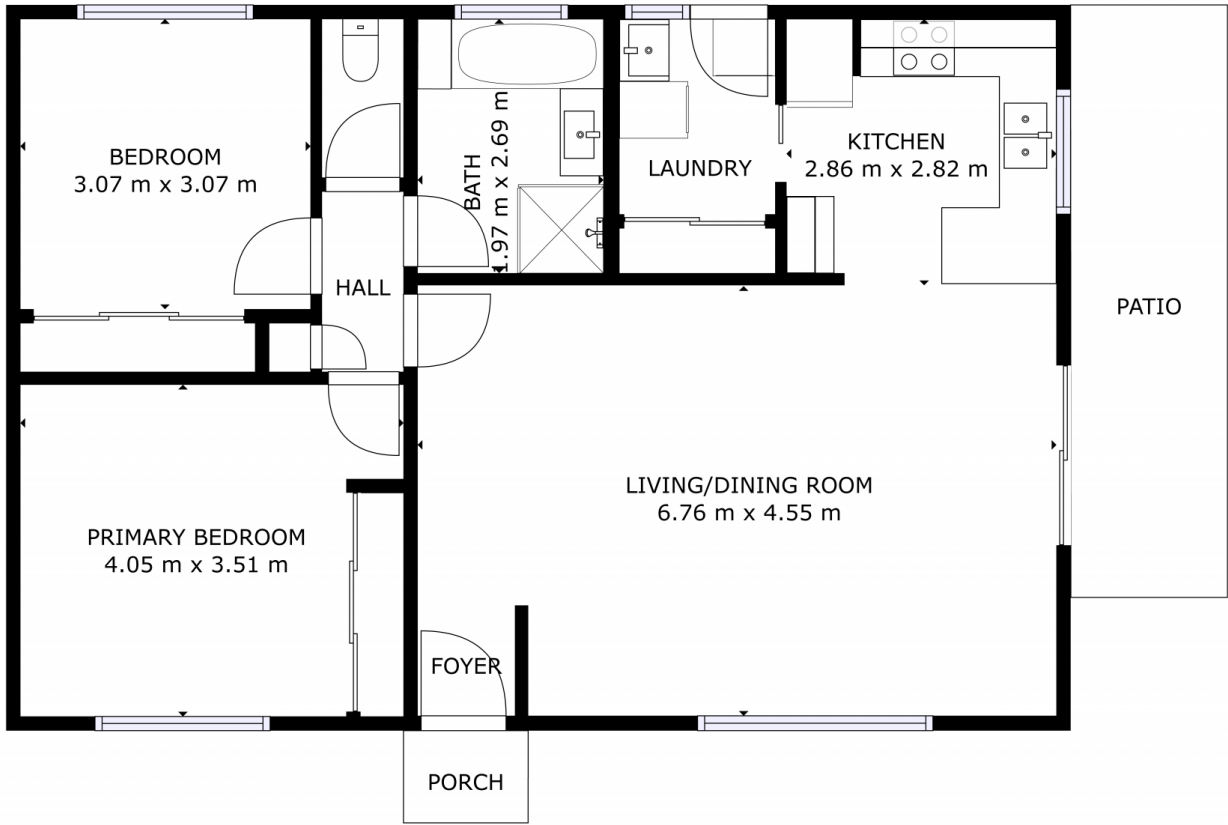
The home features spacious & comfortable open plan living with the convenience of a reverse cycle heat pump, modern kitchen with plenty of cupboard and bench space and there's room for a dining table too. There are 2 double size bedrooms with built-in robes, a sparkling clean 3 piece bathroom, and a separate toilet and laundry complete the inside.

Outside offers a nice little yard perfect for the kids plus undercover parking and visitor parking . The property is located easy walking distance from the local shops and

**Price** : \$ 420,000  
**Building Size** : 86 sqm  
**Land Size** : 236 sqm  
**View** : <https://www.4one4.com.au/property/340-a-andrew-street-brighton-tas/6657251>



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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 81 m<sup>2</sup>  
TOTAL: 81 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**4ONE4.**  
PROPERTY CO.