



**PRICE GUIDE:** Offers Over \$840,000  
**INSPECT:** Saturday, 18th May 2024 | 11:15 - 11:45

Area: 717 m2

## Private Haven with River views

Rarely does an opportunity arise to purchase within this tightly held pocket in the much sought-after suburb of Douglas.

Within a suburb that has been established with community in mind, and with a focus on the riverside, Douglas is renowned for its established walking paths, tennis court, community rowing club, bird life and nature, all just a short stroll from the home.

With an unobstructed view of Ross River, and sitting on a 717m2 riverfront allotment, this home has been loved by both the current and previous owners.

Built by timber home specialists Z and S Constructions around 1998, this home has been designed to complement the exclusive riverside location in mind.

As you enter the colonial style home you are greeted with beautifully polished timber floors that flow throughout the home, tall ceilings



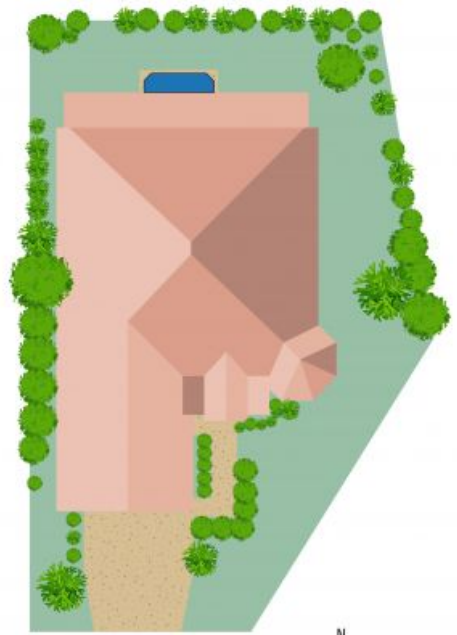
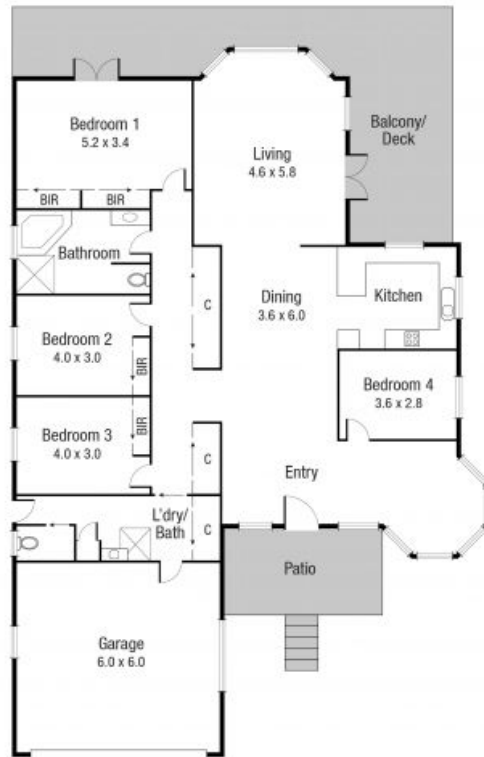
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 275 sq.m**

**11 Yale Cl, Douglas**