

1/109C Marlyn Road, South Hobart, Tas 7004



Villa For Sale

Wednesday, 3 April 2024

1/109C Marlyn Road, South Hobart, Tas 7004

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 109 m2

Type: Villa



Mark Weaver
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Offers over \$575,000

Located off the main road and down a private driveway, this low maintenance, 2-bedroom, brick villa is perfectly positioned for those looking to be amongst nature, whilst being within 10 minutes reach of the city. This property will excite retirees and downsizers, with its flat terrain and single level construction, combined with peaceful bush setting and proximity to medical centres and the city. First home buyers will find the ideal blend of affordability, space, and location, whilst investors will be impressed by the combination of high yield and capital growth potential. The villa has been updated with quality hybrid flooring and features a spacious, open plan living zone, brightened by modern, sleek downlighting. Incorporating a smart subway tile splashback, classic soft close cabinetry, new benchtops and quality appliances, this contemporary kitchen is both practical and stylish. The two bedrooms are generous in size and include open built ins, whilst the neat master bathroom features a bath, shower and vanity. Access to a large entertaining deck is via the living space, making al-fresco dining a breeze!! From here, you really do feel immersed in nature, surrounded by our unique Tasmanian native bushland, wallabies and echidna your neighbours, Kunanyi your stunning backdrop. A small, flat, wallaby proof yard is adjacent to the deck, perfect for a small pet or children. There is even a small, enclosed pen, ideal for veggies or chooks. The property also enjoys the benefit of a single automated garage (plus room for more parking) and an inactive body corporate. South Hobart encases a strong sense of community and sustainability and is home to the wonderful Wellington Park, a mecca for bush walkers and mountain bikers alike. Fantastic schools, perfect parks, a short commute to the city, and a thriving SoHo village spirit all make South Hobart one of Hobart's most liveable suburbs. Contact Mark Weaver to ensure your inspection today.

- Private and secluded, brick construction
- Open plan living, quality hybrid floors, sleek downlighting
- Renovated kitchen, tile splashback, soft close cabinetry, new benchtops
- Rear entertaining deck, wallaby proofed, vege plot
- Single automated garage
- Strong capital growth combined with high yield potential
- 10 minutes' drive into the city and 5 minutes into SoHo village

Council Rates: \$1,700 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.