

1/13 Commercial Road, North Hobart, Tas 7000

eis property

Sold Unit

Wednesday, 25 October 2023

1/13 Commercial Road, North Hobart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Unit



Deb Stephens
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Contact agent

On the first level, this rear corner unit is private, sunny & has been freshly painted & carpeted throughout. Ready to move in now or rent it out, the kitchen & bathroom spaces are fully functional, but could easily and affordably be renovated in the future - you then get to choose exactly what you want in the design process. The living area is surprisingly spacious and open to the compact but practical kitchen, overlooking a relaxing treed backdrop and backing onto the Friends School grounds. Comfortable year round with a reverse cycle heat pump, the two generous bedrooms are separated by the combined bathroom/laundry. Again, while completely functional with a new vanity and updated toilet, there is exciting scope to renovate the original tiling with a more modern colour scheme! Under cover parking for a small vehicle with a good sized storage room (3.6sqm in size), for all those extras that you don't need or have room for inside the unit on a daily basis such as suitcases, bicycle, spare boxes, etc. A few minutes walk to all the fabulous eateries and night activities including the State Cinema, local bars and even a Karaoke Bar in North Hobart, you won't find a more convenient location to enjoy the best of city living! Rental estimate \$425 per week as at September 2023. Short term accommodation not permitted within this complex and no pets. OUTGOINGS: Body Corporate fees: \$1,396.00 (includes building insurance, Public Liability & sinking fund) Land rates: \$1,445pa approx. Water rates: \$954pa approx. depending on use