

**1/132A Tolosa Street, Glenorchy, Tas 7010**



**Unit For Sale**

Tuesday, 11 June 2024

1/132A Tolosa Street, Glenorchy, Tas 7010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Leesa Harrison

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## Offers Over \$390,000

Welcome to Unit 1/132a Tolosa Street, a beautifully presented brick unit which has undergone recent updates. Built in 1990, this unit is positioned on a flat allotment with parking almost right at your front door. A superb sunny outdoor area for a table and chair setting greets you as you arrive at the door, a perfect spot for your morning cuppa. Entering the unit into the seamless open plan layout, you will notice the living spaces have been updated in recent times with new modern flooring throughout and a fresh coat of neutral tone paint. The open plan living/kitchen/dining area is of great size to feel right at home and is comforted by a reverse cycle heat pump. The unit has been styled throughout with modern furniture which is all inclusive in the sale - the list of inclusions can be viewed within the property documents. The kitchen overlooks commanding kunanyi/Mt Wellington and has ample benchtop and cupboard space and is separated from the living/dining area by a convenient breakfast bar. The bedroom is very spacious in size with updated carpet and hoses a large built-in wardrobe. The bathroom is perfectly positioned and has undergone a renovation to transform this space into a stunning contemporary style by today's standards. The laundry is standalone and is inclusive of the washing machine, from here there is level access to the yard. The back yard of Unit 1 is fully fenced and low maintenance with a paved courtyard and a small step up to the lawn area, which is spacious enough to add some colour variety in the garden and some vegetables, you could of course add to this if you wish. There is a decent sized garden shed to house your mower and garden tools. At the rear of the complex there is a shared green space with a lovely gazebo to take a stroll and enjoy the afternoon sun. This is an ideal location, being within a 5-minute (approx.) drive to the central amenities of Glenorchy CBD and a close flat walk to the nearest public transport stop. There are multiple takeaway stores within a couple of minute's walk (approx.). Hobart CBD is just over a quick 15-minute (approx.) commute. This unit will suit a vast array of purchasers, such as those downsizing for a low maintenance lifestyle, first home buyers, small families, homebuyers looking for an entry to the market or for the investment market or even those wishing to expand their portfolio and with the current lease in place this unit provides income straightaway. Contact Leesa to arrange an inspection! The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.