

1/14B Coleman Street, Moonah, Tas 7009



House For Sale

Thursday, 14 December 2023

1/14B Coleman Street, Moonah, Tas 7009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 156 m2

Type: House



Mark Weaver
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Offers Over \$395K

Situated within a 5-minute walk of the Moonah Central Shopping Centre, this meticulously maintained 2-bedroom unit is the ideal downsizer for impending retirees, perfect first home for young singles/couples, or a low maintenance, high yielding, set and forget opportunity for the savvy investor. This unit is the first in the complex, conjoined on one side only, and is fronted by a private, north-facing courtyard, complete with rose garden and clothesline. A single carport is complemented by loads of visitor parking, making this unit one of the most sought after in the complex. The unit itself comprises 2 spacious bedrooms, both with built ins, providing internal access to the sleek and clean bathroom/laundry. The kitchen has benefitted from a recent renovation, featuring scandi inspired soft close cabinetry, tiled splashback and new oven. Freshly painted, this sunlit apartment also contains quality window furnishings, reverse cycle heater/air con, nbn connection and secure, insect windows and door screens. A nicely tiled dining space links the kitchen to the lounge, a bright and spacious room complemented by a handy sunroom, perfect for an indoor garden and space to chill out and read your latest book. Investors, take note of the enticing combination of Moonah capital growth (an extraordinary +134% past 10 years*) and the potential for continually strong yield. Moonah is located about 5 km north of the Hobart CBD along the Brooker Highway, an easy 10-minute drive. Encompassing all the modern amenities associated with city fringe living, Moonah is fast becoming renowned for its cultural diversity, the local restaurants offering a tremendous variety of cuisines. This is celebrated with gusto around March every year with the Moonah Taste of the World Festival held in Benjafield Park. Moonah also hosts Tasmania's largest undercover farmer's market, known as Island Markets.

- Freshly painted, spacious and sunlit
- Scandi inspired kitchen renovation
- Generous, carpeted bedrooms with built ins
- North facing courtyard garden and carport
- Strong capital growth combined with high yield potential
- 5 minutes walk into Moonah central

Council Rates: \$1,480 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)
Body Corporate Fees \$1,300 (Approx p.a.)* Core Logic Moonah Unit statistics Nov 2023
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.