

# 1/158 Tolosa Street, Glenorchy, Tas 7010



## Sold House

Sunday, 13 August 2023

1/158 Tolosa Street, Glenorchy, Tas 7010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 361 m2**

**Type: House**



Jason Andrikonis

0438314145

**\$375,000**

This charming 3-bedroom home offers a comfortable and convenient lifestyle in a desirable location. A short drive to Glenorchy shopping precinct or a 15 minute approx. walk and public transport within the street and close to schools. One of the notable highlights is the energy-efficient setup. The house is equipped with 2 x 240litre hot water systems that run on heat pumps, which were installed in 2021. This ensures reliable hot water supply while keeping energy consumption in check. Additionally, the property boasts solar panels on the roof, which not only help reduce electricity costs but also contribute to a greener footprint. Inside, you'll find a new indoor heat pump installed in 2022, providing efficient heating and cooling options for year-round comfort. The hallway features a heater on an off-peak rate, allowing you to keep warm during colder months while minimising electricity expenses. Moreover, the property benefits from a wood fire, offering a cozy and inviting atmosphere. In terms of connectivity, NBN is available, ensuring fast and reliable internet access for all your online needs. Whether it's for work, entertainment, or staying connected with loved ones, you can enjoy seamless connectivity in this home. As for the financial aspects, the property has a strata title, and the body corporate shares the building insurance, which amounts to approximately \$800 per annum. This arrangement simplifies the insurance process and helps distribute the cost among the owners, providing peace of mind. Furthermore, the property generates an average of \$100 approx per quarter in buy-back Aurora credits. This means that you can take advantage of the excess energy generated by the solar panels and sell it back to the grid, effectively reducing your energy bills. Overall, 1/158 Tolosa Street offers a fantastic opportunity 3-bedroom home with some modern upgrade amenities and energy-efficient features. The property has also been freshly painted inside. Don't miss out on the chance to make this property your own. Contact us today to schedule a viewing or for any further inquiries. We look forward to assisting you in finding your home!\*"The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.