

**1/25 Rialannah Road, Mount Nelson, Tas 7007**

PETERSWALD  
for property

**Unit For Sale**

Wednesday, 24 April 2024

1/25 Rialannah Road, Mount Nelson, Tas 7007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 88 m2**

**Type: Unit**



Nick Morgan  
0417486013



Luci Scutt  
0400614752

## **\$530,000+ price range**

Nestled in the convenient suburb of Mount Nelson, this tidy two-bedroom unit is one of two on the block, offering a bright and comfortable lifestyle mere minute away from Sandy Bay shops and Hobart's CBD. Upon stepping inside, you're welcomed by a cosy yet spacious living area, bathed in natural light. This inviting space is ideal for both relaxation and entertainment, seamlessly flowing into the dining and updated kitchen area, which boasts ample storage and modern appliances. Both bedrooms are generously sized, enjoying plenty of sunlight and built-in wardrobes. The bathroom contains a bath, shower and vanity, whilst the toilet sits adjacent for convenience. Additionally, the property includes a sizable laundry, sunny yard and a single lock up garage. Outside, the level backyard offers a private sanctuary for enjoying a morning coffee. With local shops, schools, parks, and public transport within easy reach, this unit perfectly balances convenience with comfort, making it an ideal place to call home. Council rates: \$1,700 pa approx Water rates: \$1,000 pa approx Rental estimate: \$450 pw approx Year built: 1981 Construction: Brick