

1/3 Willow Walk, Austins Ferry, Tas 7011



Unit For Sale

Friday, 14 June 2024

1/3 Willow Walk, Austins Ferry, Tas 7011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 259 m2

Type: Unit



Nick Emery

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Offers Over \$495,000

This immaculate two-bedroom villa unit at 1/3 Willow Walk, Austins Ferry, presents a perfect opportunity for first home buyers, downsizers, or astute investors. Ideal Location and Modern Comfort:- Set in a peaceful no-through road, offering a tranquil lifestyle.- Conveniently close to Claremont Plaza, waterfront, and public transport.- Just a 20-minute drive to Hobart CBD. Light-Filled Living with Stunning Views:- A short flight of stairs leads to a welcoming porch with beautiful Mount Wellington views.- Open-plan living area featuring laminated timber-style floating floors and a sliding door to the backyard.- Spacious lounge room with stunning mountain views.- Modern kitchen with ample storage, granite worktops, quality Westinghouse oven, Primera ceramic hob, pantry, and stylish subway tiling.- Daikin floor-standing heat pump ensures year-round comfort.- Abundance of storage cupboards. Two Generous Bedrooms:- Both bedrooms boast built-in robes, custom day-night blinds, and ceiling fans. Modern Bathroom and Functional Laundry:- Large shower room with a large shower cubicle, Caesarstone vanity, and a separate toilet.- Laundry room with access to the single garage. Single Garage and Outdoor Entertaining:- Large single garage with automatic roller door, twin windows, and personnel door leading to the garden.- Perfect for entertaining: a gorgeous covered gazebo with light and power, ideal for alfresco dining. Low Maintenance Established Garden:- Landscaped with Tahitian Lime, Crab Apple, and evergreen Magnolia trees.- Perfect for pets and easy to maintain. Additional Highlights:- Double glazing with custom-made day-night blinds throughout.- Fitted carpets and floating floors for comfort and style. Rates: \$1600 approx. per year. Water: \$1000 approx. per year. Rental appraisal: \$470 - \$510 per week. Don't miss this immaculate villa offering a perfect blend of style, functionality, and a fantastic location! 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.