# 1/40 York Street, Bellerive, Tas 7018
## Unit For Sale

**Tuesday, 23 April 2024**

**1/40 York Street, Bellerive, Tas 7018**

**Bedrooms: 3**  **Bathrooms: 1**  **Parkings: 1**  **Area: 123 m2**  **Type: Unit**

Nat Downton

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**Offers Over $675,000**

It's not often that such a well-presented and maintained 3 bedroom unit with level access comes to market in this most desirable location!Presenting a meticulously maintained unit with an abundance of alluring features and close to local amenities, this property stands as a rare gem in an enviable location. Situated in a sought-after locale with only three dwellings on the block, privacy is assured, accompanied by the charm of a private courtyard, lush trees, a small lawn area and generous off-street parking.Constructed in 1996, this brick and tile unit offers bay windows, showcases three generously proportioned bedrooms, all providing built-in wardrobes and serviced by an upgraded bathroom. Inside, the interconnected lounge, dining, and kitchen areas provide a harmonious balance of space and functionality. While connected, these areas provide a sense of separation, catering to individual preferences. A reverse-cycle air conditioner ensures optimal comfort year-round.The kitchen exudes both style and practicality with Laminex countertops, a glass splashback, modern appliances and with plenty of natural light the kitchen is a culinary enthusiast's haven. A separate laundry with direct access to the yard completes the practical layout.Additional features include a single garage with internal access and a remote-controlled electric roller door, as well as NBN connectivity. Mountain views and a beach within walking distance add to the allure of the property, while the landscaped yard provides ample opportunities for gardening enthusiasts. Conveniently located close to schools, local shops and the Bellerive Quay, with easy access to the city via ferry, this villa epitomises convenience. Don't miss the chance to make this your dream home – arrange your inspection today!