

1/5 Rosny Esplanade, Montagu Bay, Tas 7018



Sold House

Thursday, 17 August 2023

1/5 Rosny Esplanade, Montagu Bay, Tas 7018

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 221 m2

Type: House



Ben Vance

0362209100

\$600,000

Presenting this immaculate and well-appointed standalone unit in a small complex of just four properties. Situated on Montagu Bay's popular esplanade directly in front of the bay with the most stunning uninterrupted water views with Mount Wellington in the background. This well-proportioned unit would be perfect for retirees and would equally suit first home buyers or investors looking to capitalise on this location. Arranged across an easy single level with convenient level access via the undercover carport to the rear. Comprising of two bedrooms, the master bedroom is generous and currently features a queen-sized bed and fitted wardrobes. There is direct access to the bathroom or what can be called a semi ensuite that has been nicely renovated to feature a walk-in shower. There is a separate toilet from the hall to provide comforts to guests. There is a second bedroom that would be perfect for guests that could also double as an office. The main living area is flooded with natural light and commands the best views you can imagine of our majestic waterfront and plays host to some amazing sunsets. Across the road there is a children's park and reserve, along with access to the waterfront walking and bike trail. The original kitchen is in great condition with ample cupboard and bench space, which overlooks a comfortable dining area where you can entertain your guests. There is a separate laundry near to the back door which provides easy access to the washing line and a small private garden area. For further information or to arrange your private inspection please contact Ben Vance. Council rates \$ 1650 pa approximately Water rates \$ 990 pa approximately 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.