

**1/50 Marieville Esplanade, Sandy Bay, Tas 7005**



**Sold Unit**

Wednesday, 6 September 2023

1/50 Marieville Esplanade, Sandy Bay, Tas 7005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Unit**



Tony Dion

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Kahn Duffey

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**\$390,500**

Superbly located on Blue-Ribbon Marieville Esplanade, this ground floor level access spacious and secure entry apartment occupies a premium position overlooking the Royal Yacht Club of Tasmania and the Derwent River. Light and bright, the apartment is inviting and comfortable as is with plenty of scope to further enhance and add value with modern inclusions. The favourable location places everything at your fingertips being mere meters to the University of Tasmania, public transport and all the shops and services of the Sandy Bay precinct. This exceptional, solid unit is the true set and forget investment and is currently lease until June 2023. Rental rates - \$410 - \$440 pw (approx.) Body Corporate fees - \$1,440 pa (approx.) Hobart Council Rates - \$1,200 pa (approx.) Taswater - \$1,100 pa (approx.) About Sandy Bay: With a current unit median price at \$775,000, Sandy Bay is well regarded as one of Tasmania's most premiere suburbs with easy access to Hobart's CBD and world-famous Salamanca, it is home to Nutgrove Beach, Wrest Point Casino and great local shopping, trendy cafes and excellent schools. With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity.\* The vendor reserves the right to accept offers prior to the advertised open home times.\* 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.