

1/6 Stowell Avenue, Battery Point, Tas 7004



Sold House

Friday, 1 September 2023

1/6 Stowell Avenue, Battery Point, Tas 7004

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 176 m2

Type: House



Ben Vance

0362209100

Contact agent

Situated in the quiet and exclusive Stowell Gardens' complex right in the heart of historic Battery Point, just a short walk to local shops, cafes, restaurants, the bustling Salamanca restaurant strip, and Hobart's magical waterfront - granting a lifestyle full of convenience and options for a vibrant life living whilst at this location. This immaculately presented townhouse is incredibly peaceful, private and benefits from a sunny northerly aspect and wonderful views of Kunyoni and the city. The well proportioned property is arranged across a single level and provides comfortable accommodation to entertain your friends or relax and unwind. The property comprises two generous bedrooms, both offering fitted wardrobes and the master featuring an ensuite shower room. A blackwood kitchen presents like new, and features upgraded stainless steel appliances including an induction cooktop, plenty of cupboard space for storage and a beautiful and expansive timber benchtop. The property features neutral tones throughout and contemporary plantation shutters that provide the ideal privacy whilst retreating inside. Comfortable living space extends from the kitchen with an open plan design and offer both a dedicated dining and lounge zone. With seamless connection to the outside, you can access the private courtyard to bath in the northerly sun and impressive views which also provides another option for entertaining your guests. An internal single car garage with remote roller door access provides enormous convenience when coming and going that also offers additional storage space. A second off street car space is allocated to the property allowing two convenient car parks in total. Adjacent the garage is also a small secure dedicated storage area that is perfect for bikes or other items needing covered storage. Enjoy this enviable lifestyle within easy walking distance of excellent local cafes, restaurants, galleries, and bars. The shops, amenities and medical services of Battery Point and Sandy Bay are nearby, and the CBD is less than a 10-minute walk away. This property is the perfect downsizer or blue-chip investment, presenting a very enticing opportunity. For further information or to arrange your private inspection please contact Ben Vance. Council Rates \$3457 (approx. p.a.) Water Rates \$1046 (approx. p.a.) Body Corporate Fees \$1975 (approx. p.a.) 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.