

10/10 Waterworks Road, Dynnyrne, Tas 7005



Unit For Sale

Friday, 9 February 2024

10/10 Waterworks Road, Dynnyrne, Tas 7005

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 100 m2

Type: Unit



Mark Weaver
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Offers over \$495,000

Situated in a tranquil complex on beautiful Waterworks Road, is this modern, low-maintenance townhouse. Located just minutes from the University of Tasmania, local schools, Sandy Bay retail precinct, and the Hobart CBD, this property is central to everything you could possibly need. With the Waterworks Reserve and Mt Wellington National Park on your doorstep, Unit 10/10 Waterworks Road will provide you with the perfect blend of city fringe living, fresh air and open spaces. The townhouse has been recently repainted and has had new, quality carpets installed throughout. Featuring a single undercover carport with direct access to the lower level of the townhouse, you will love the open plan living and dining area, serviced by a sleek kitchen, fitted with Euromaid appliances. The ground floor features a lovely floating timber floor and is completed by a separate laundry and toilet, plus the third bedroom, which could easily also be used as a study or home office. Glass sliding doors open from the living area onto a neat, tiled patio, allowing you a gorgeous sunlit spot to enjoy your morning coffee. Upstairs you will find the light and spacious master bedroom featuring large built-in robes with plenty of storage space and a private balcony to enjoy. The second double bedroom is also upstairs with built-in robes, the two bedrooms being separated by a sleek and compact bathroom. Investors will be delighted by the combination of strong capital growth (+102% past 9 years*) and strong yield potential, with the property recently attracting \$480 per week. The surrounding lawns and gardens are well maintained by the body corporate and are home to many native animals and birds. Flanking the property, the Hobart rivulet provides a mesmerising sound backdrop and provides sanctuary for many native animals and birds. Please register your interest quickly, as this property is sure to create plenty of attention.

- Open Plan kitchen and living.
- Master bedroom with private balcony.
- Freshly painted, new quality carpets
- Quiet complex within walking distance to Uni, Sandy Bay & CBD.
- Direct access via undercover carport.

Council Rates \$1900 (approx p.a.) Body Corporate \$1250 (approx p.a.) Water Rates \$1000 (approx p.a.) *Core Logic February 24

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 not 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.