

# 11/213 Tolosa Street, Glenorchy, Tas 7010

ARKLEY & CO

## Unit For Sale

Tuesday, 16 January 2024

11/213 Tolosa Street, Glenorchy, Tas 7010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 140 m2**

**Type: Unit**



Katrina Arkley

## OFFERS OVER \$495,000

This contemporary 2-bedroom villa unit is a showcase of modern design, boasting impressive views, a sun-soaked orientation, prime location, and more. Featuring two spacious bedrooms with built-in robes, a centrally positioned two-way bathroom with a shower and separate bath, and an additional separate toilet, this unit offers convenience at every turn. The open-plan living, dining, and kitchen area seamlessly captures panoramic views of the surrounding hills, Dominic College's pristine grounds, and the mesmerising waters of the River Derwent. Nestled within a meticulously maintained unit complex, this property stands out with its picturesque outlook from every room and a generously sized outdoor deck – an ideal space for entertaining and basking in the sunny ambiance. The terraced garden area provides a canvas for creating a green haven with the potential for vegetable gardens and more. The single remote garage offers additional storage, with convenient internal access to the unit and an adjacent laundry space. This stand-alone villa unit epitomizes a low-maintenance lifestyle, presenting all the conveniences you desire. Noteworthy features include proximity to local recreational spots such as Tolosa Park and Glenorchy Mountain Bike Park, a 5-minute drive to Northgate Shopping Centre, and a 15-minute drive to Hobart CBD. Financial details: Council rates: \$1800 per annum Water rates: \$960 per annum Body corporate: \$1522 per annum Pets are considered with body corporate approval, and generous visitor parking is conveniently located near unit 11. Don't miss the opportunity to explore this quality property – an inspection is a must for those seeking a harmonious blend of comfort and convenience. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.