

# 11 Beaufort Place, Derwent Park, Tas 7009



## House For Sale

Thursday, 29 February 2024

11 Beaufort Place, Derwent Park, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 718 m2**

**Type: House**



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## Offers Over \$465,000

Discover the perfect blend of convenience and potential in this delightful home, ideally situated just a 5-minute walk from the foreshore and less than a 15-minute drive to the Hobart CBD. Offering a great opportunity for first home buyers or a smart choice for savvy investors, this property in Beaufort Place stands out as a gem in its central location. Featuring three bedrooms, two with built in robes and an open plan kitchen and living area. Catering to the needs of a young family, the bathroom includes a bath, complemented by a separate toilet and laundry for added convenience. You will benefit from the recently updated cladding and aluminium windows, which not only enhance the home's aesthetic but also improve its insulation, making it cosier during the winter months. While the significant upgrades have been taken care of, the interior presents an opportunity for new owners to infuse their personal style and make it their own. Positioned on a spacious 718m<sup>2</sup> allotment, the property boasts a large backyard, perfect for pets to roam and children to play. It also offers ample space for future extensions or adding a deck to enjoy outdoor living with the potential (STCA) for another dwelling. This property represents a wonderful opportunity for those stepping into the real estate market for the first time or investors looking to add to their portfolio with its combination of location and potential. Rates: \$1,846 pa approx. Water: \$1,000 pa approx. Rental Appraisal: \$440pw approx.