

12 Mockridge Road, Clarendon Vale, Tas 7019



House For Sale

Monday, 18 March 2024

12 Mockridge Road, Clarendon Vale, Tas 7019

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Colin Miller

0417246760

Offers over \$375,000

Positioned at the quieter end of the street in a preferred part of the suburb, on a desirable corner block, and surrounded by house-proud neighbours awaits your big opportunity. This solid, well-built brick and tile home is spacious with three bedrooms, open plan kitchen, dining, and lounge room areas. You and your family will have plenty of room to spread your wings and grow. Set on a good sized fully fenced, corner block, this property features raised garden beds and productive garden, has easy street access and room for a boat/caravan/trailer plus several vehicles. With aluminium window frames, the comfort of reverse cycle air conditioning (with space for a fire box if you prefer) and roof insulation - everything is there to ensure a happy home environment. Well maintained, tidy and with contemporary décor throughout, there's nothing to do but move in and enjoy living. Conveniently situated with a Metro bus stop just outside, a primary School directly across the street, and just a short walk to a High School, the kids are covered well and truly. Moreover, it's less than five minutes' drive to the nearest major shopping hub and family friendly beaches too. Hobart CBD is only 20 minutes drive away - nice and easy. Investors, this is a set and forget proposition with no work to be done up front. Rental estimation is around \$420 to \$450 per week (approaching 6% gross yield). This would make a great addition to your portfolio or self-managed super fund. Don't put off home ownership one more day. Make an appointment to inspect - this is your time!

- Well maintained and contemporary inside and out, low maintenance brick, tile, and aluminium window frame construction.
- Great investment, could rent for \$420 to \$450/week (approaching 6% gross yield)
- Established productive garden, quiet neighbourly street with Metro bus transport just outside, and school opposite.
- Easy street access, room for boat/caravan/trailer plus cars.
- Five minutes' drive to major retail hub, 20 minutes to Hobart.

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