

# 13 Viola Crescent, Gagebrook, Tas 7030

AREA SPECIALIST

## House For Sale

Saturday, 11 November 2023

13 Viola Crescent, Gagebrook, Tas 7030

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 413 m<sup>2</sup>

Type: House



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**\$350,000 - \$380,000**

Voila! Here it is, your new home or solid investment is ready and waiting for you. The perfect starter if you're a first home buyer, a great down sizer if you want a home that's a bit easier to manage, or alternatively a solid addition to your investment portfolio with an estimated return of \$350 - \$380 pw, this home is a savvy choice, whatever your needs. With lovely surroundings and right on the doorstep of the Jordan river, this property enjoys the perfect setting for a nice stroll or perhaps even dropping a line in and testing your fishing prowess in the river. There is also a wonderful park and play area for your kids, just a few minutes by foot or 1 minute by car. Located approx 8 mins to Covehill Shopping centre and Green Point Plaza, and approx 18 mins to Glenorchy, you're never far away from the conveniences of day to day life, either. The home itself enjoys some tasteful upgrades with a stylish, modern kitchen and attractive, easy care flooring in high traffic areas. The yard is secure, large and the perfect place for children and pets alike to grow and play. If you like to garden then there is also plenty of room to keep the green thumbs happy, too. This property is the perfect fit for many, but there can only be one lucky new owner, so come along and fall in love. The lucky new owner might just be you. At Area Specialist Northern Suburbs, we strive to achieve the highest possible price for our homeowners, along with the best marketing your money can buy. We also offer EVERY salesperson in the industry an opportunity to SELL YOUR HOME. At Area Specialist "Sell with us, SOLD by ALL". Call now for more information.