

14/169 Risdon Road, Lutana, Tas 7009



Sold Villa

Monday, 14 August 2023

14/169 Risdon Road, Lutana, Tas 7009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Villa



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\$480,000

(Inspections - when coming to your inspection, best access is off Lallaby Rd) Arguably the best located spacious brick and tile roof quality 2 bedroom home in the area just a stones throw to the water and open space is this and a quiet and private standalone villa just minutes from Hobart. Forget about needing to carry out renovations - move straight into this one! If you love being near the water, walking with superb water and mountain views all around with ample bird life then this is the perfectly located immaculated villa where you can move straight in. Stay warm in winter and cool in summer with the added benefit of double glazed windows and backed up by a heat pump. This home is suitable as an owner-occupier, and as an investment would certainly have an edge for tenants having double glazed windows, being sun drenched, having built in robes, and its ultimate position. Featuring a fantastic interior, a walk in double shower, stunning mountain views and water outlook, off street parking space and dual blinds provide ultimate privacy - you can move straight in here! Fully equipped for disabled access with new concrete ramps to the front entry with stainless steel balustrade rails and accessible bathroom facilities this home is just minutes from the shops and services of New Town, the Hobart CBD or zip out to the Moonah restaurant strip/retail precinct! Key features: • Double glazed windows and dual blinds • Ramp access • Walk in shower • Stunning mountain views and water outlook • Large built-ins in both bedrooms • Access to public transport routes • Minutes from the shops and services of New Town and the Hobart CBD

Get to know Lutana Just 5km from the bustling Hobart CBD and 2.5km from New Town Plaza, Lutana is a convenient and peaceful location with lovely waterside parks and easy access to the Cornelian Bay walking tracks. Close to the trendy cafe precincts of North Hobart and Moonah without being a thoroughfare suburb, Lutana is becoming a growth hot spot with easy access to public transport & schools.* The vendor reserves the right to accept offers prior to the advertised open home times.

Construction: Brick and tile roof Heating: Heat Pump Water Rates: Approx. \$1,000 pa + usage Council Rates: Approx: \$1,200 Body corporate: Approx \$1,896 pa