

**14 Marshalls Way, Bridgewater, Tas 7030**



**Unit For Sale**

Tuesday, 27 February 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 85 m2**

**Type: Unit**



Leesa Harrison

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## Offers Over \$375,000

Welcome to 14 Marshalls Way! This superb two bedroom brick unit is situated in a well presented, new homes area and is well maintained! Built in 2020, this unit offers a contemporary light colour palette throughout. On the ground level are the main living spaces, which are spacious open plan layout. The living and dining area is a great size with carpet for a warm softness then moving to a woodgrain look for ease of cleaning in the kitchen. The kitchen is well appointed with quality stainless steel appliances, a great amount of cupboard storage including a floor to ceiling pantry and ample benchtop area. The unit is comforted by a reverse cycle heat pump and is positioned to receive mostly all day sun. Also on this main level is a garage, large enough for extra storage space, with the convenience of an automatic roller door and direct internal access to the living room. Ascending the staircase, are the two bedrooms with the master suite being the large or the two and both rooms boasting built in wardrobes. The spacious bathroom sits adjacent to the bedrooms and also on this level is a hideaway laundry and an additional linen closet. Out the back, the yard is fully fenced and overall the grounds are ultra low maintenance, with a lovely garden already established at the front of the unit. In addition to the garage, there is one off street park and multiple designated parking spaces available to visitors of Marshalls Way. This property is suitable for a vast array of buyers from first home buyers entering the market, downsizers, and investors or any purchaser looking for a convenient, low-maintenance lifestyle in a modern environment. In the surrounding area you have many conveniences within only a few minutes and/or walking distance, such as, shopping complexes, medical centres, eateries, multiple nearby schools with a new high school in nearby Brighton currently under construction, recreation centres, sporting grounds and recent edition, Bridgewater Parkland which is amazing fun for the little and big kids. Bridgewater is a quick commute to Hobart CBD, being just an approximate trip of 25 minutes or less, and approximately 15 minutes to the hub of Glenorchy. Units of this calibre are few and far between therefore don't delay on arranging your inspection with Leesa. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.