

**17/320 Davey Street, South Hobart, Tas 7004**



**Sold House**

Thursday, 21 September 2023

17/320 Davey Street, South Hobart, Tas 7004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: House**

**\$600,000**

Set amongst the private and secluded "Lindfield Gardens" estate, this 2nd floor, easy care 2-bedroom unit is located on desirable Davey Street, just 1km up the road from the Hobart CBD and a little over 1.5Km from the UTAS campus. The unit enjoys expansive views across the city scape, Wrest Point and Derwent River, best enjoyed from your private balcony, but also savoured from the kitchen and main bedroom. Importantly, all of the windows have been updated to double glazed, providing sound proofing and increasing the unit efficiency. An open plan living and dining space orientates towards the entertaining deck, with lovely automatic blinds allowing the sunlight to flood throughout, revealing that mesmerising outlook. The unit is warmed by a reverse cycle heat pump and made both low maintenance and aesthetically pleasing by the neutral floating timber floors. A functional kitchen is adjacent and fitted with quality European appliances and innovative storage, whilst the bathroom features a shower, toilet, and vanity, whilst incorporating a European laundry. You can also enjoy Lindfield's leafy common garden areas, access shared clothes lines and own a single carport within which to secure your vehicle. Investors will note the enticing combination of strong yield and capital growth (100% growth past 10 years\*), with South Hobart being a very bankable locale. With the South Hobart shopping and café strip just minutes up the road and kunanyi / Mt Wellington Park upon your doorstep, you can enjoy the fruits of this lovely community whilst being oh so close to the Hobart CBD, waterfront and UTAS.

- Sweeping views over the river Derwent and beyond
- Open plan living, private balcony
- Spacious, carpeted bedrooms with built in robes
- Leafy common gardens and designated carport
- Set and forget investment or low maintenance abode

Council Rates: \$1,600 (Approx p.a.)  
Water Rates: \$1,000 (Approx p.a.)  
Body Corporate Fees: \$2,800 (Approx p.a.)  
\* Core Logic South Hobart Unit statistics Aug 2023

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.