

**18/22 Runnymede Street, Battery Point, Tas 7004**



**Unit For Sale**

Monday, 26 February 2024

18/22 Runnymede Street, Battery Point, Tas 7004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Unit**



Tay Smook  
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## Offers over \$650,000

Experience the epitome of low-maintenance urban living with this inner-city bolt hole nestled in Battery Point, where the perfect blend of historic charm and contemporary convenience awaits. Perfectly positioned within strolling distance of the village and the vibrant Salamanca precinct, this secure urban retreat offers an enviable taste of the Battery Point lifestyle. Set within a tightly held apartment complex, recently enhanced with new balconies and double-glazed windows, this home features an open-plan layout that seamlessly connects the living, dining, and kitchen areas, which have been tastefully upgraded with quality appliances and ample storage, promising utmost convenience for city dwellers. A highlight of this abode is the expansive balcony that extends the living space, treating residents to breathtaking views of the majestic mountain backdrop and the picturesque Battery Point. Both bedrooms boast built-in wardrobes, with the second bedroom offering scenic mountain vistas. Completing the picture of urban ease is a combined bathroom and laundry, ensuring practicality without compromise. Residents can rest assured with the convenience of an undercover car park on title, alongside a secure coded front entrance door and surveillance cameras, providing peace of mind. This unit's location is ideal, presenting buyers with a unique opportunity to own property in one of Hobart's most coveted suburbs that is within minutes to Hobart CBD. • Heating: Electric panel heating • Annual council rates: \$1789 • Annual water rates: \$880 • Annual body corporate fees: \$3792