

18 Lamprill Circle, Herdsmans Cove, Tas 7030



House For Sale

Wednesday, 3 April 2024

18 Lamprill Circle, Herdsmans Cove, Tas 7030

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 618 m2

Type: House



Nick Cowley



Isabella Evans
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Offers Over \$395,000

Situated in a beautiful position with stunning water and mountain views is this fantastic, newly fully renovated property waiting for its new owner to call it home. This is the perfect stepping stone into the property market, whether you are looking to occupy or if you are looking to diversify your portfolio with an approximate rental yield of 5.9%. With fresh paint in both the interior and exterior of the home, brand new electrics, and newly polished floorboards throughout, the home is ready for you to just move in. The kitchen has plenty of storage with a large pantry and access to the laundry which could be converted to a butlers pantry. There is plenty of bench space with an island bench and a plethora of natural light. The open-plan living area provides great flow for entertaining guests or for family gatherings with direct access to the outdoor deck. The home comprises three bedrooms, all of ample size that receive plenty of daylight with the front room enjoying the beautiful mountain and river views. The main bathroom contains a shower and bath which is great for families with young children. There is also a separate second toilet which provides convenience for the family. The laundry has direct access to the clothesline and backyard for your convenience. The backyard is of great size and provides you with plenty of options such as a veggie garden, trampoline or additional outdoor entertaining. There is a shed along the side of the home which is great storage for the avid green thumb or for a tradesman to store their tools. Just 5 minutes away from Covehill Shopping Centre and Green Point Plaza which include a Coles and Woolworths supermarket respectively and provides your local services and amenities such as newsagency, butcher, post office, and pharmacy. It is also only a 25 minute commute to the Hobart CBD and a bus stop right out front. Rental Appraisal - Approximately \$450 per week.