

2/110 Montrose Road, Montrose, Tas 7010



Villa For Sale

Wednesday, 31 January 2024

2/110 Montrose Road, Montrose, Tas 7010

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Villa



Matthew Macdonald
0429229087



Brianna Marriott
0403724434

\$425,000+

2/110 Montrose Road is a 1991 brick home positioned towards the end of a no-through road in a boutique complex of two. The home comprises approximately 87m² floor area set across one level, plus a large outdoor entertaining area with an ideal north-westerly aspect. 2/110 Montrose Road offers an affordable entry into the property market for first home buyers, investors, or downsizers alike. The home has been well-maintained throughout, consisting of two generously sized bedrooms (both with built-in wardrobes), one bathroom with a separate toilet, kitchen, separate laundry, and an open plan living/dining area. The home is kept temperate year-round with a reverse cycle air conditioner in the living room and a large electric panel heater in the master bedroom. The bedrooms offer plush carpeted flooring and share a central main bathroom with recent renovations, featuring tiled flooring, a walk-in shower and a bathtub. Additional amenities include one off-street carpark, easily maintained gardens and minimal body corporate fees. This solidly built home is ready for immediate occupancy and can be enjoyed with no work required. This property represents a great lifestyle or investment opportunity being one of only two units on title and is only a short distance to Northgate Shopping Centre, shops, schools, services, local bus routes and the nearby Montrose Mountain Bike Trail (4.7km). The property was previously rented at \$450 per week (5.5% Yield). Build year: 1991 Construction: Brick Veneer Roofing: Tile Heating & Cooling: R/C air conditioner and electric panel heater Council Rates: \$1,805 p.a approx. Water Rates: \$1,024 p.a approx. For more information or to arrange an inspection, please contact Matthew on 0429 229 087 or Brianna on 0403 724 434. The Vendor reserves the right to accept an offer prior to the scheduled open home.