

**2/111 Patrick Street, West Hobart, Tas 7000**



**Townhouse For Sale**

Friday, 17 November 2023

2/111 Patrick Street, West Hobart, Tas 7000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 99 m2**

**Type: Townhouse**



Sam Monks



Jake McIntyre  
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## Offers Over \$699,000

Well maintained and presented, this villa unit offers a practical floor plan, private enclosed courtyard and the convenience of inner city living. This conveniently positioned and beautifully presented townhouse is only moments from the city and would make an ideal home or investment property. • 1996-built townhouse, one of four, unique style & discreet location • Well-designed layout with ample storage in central location • Split over two levels, living on ground & bedrooms upstairs • Quality finishes, polished Tasmanian Oak floor, double bay window • Open-plan kitchen with ample storing space • Hallway to laundry, toilet, access to courtyard, terraced garden • Timber staircase, light with high windows • Upstairs: Two bedrooms, built-in wardrobes, bathroom, separate toilet • Main bedroom, double bay window, views of Glebe, Domain • Tidy bathroom with bath, shower, vanity & tiled floor • Abundant storage, under staircase, roomy upstairs storage • Walk to the CBD & North Hobart restaurant strip • Outstanding investment or enviable inner city pad Built: 1996 Construction: Masonry Brick Veneer Council Rates: Approx. \$1,996pa Water Rates: Approx. \$1,110pa + usage Body Corporate fees Approx. \$0 pa Rental Rates: Approx. \$TBC per week Petrusma Property has obtained the information on this property from what we believe are reliable sources and have no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective Purchasers and the current Vendor(s) are advised to execute their own enquiries regarding the marketing material advertised or provided by Petrusma Property.