

# 2/13 Derwentwater Ave, Sandy Bay, Tas 7005

T.G. NEWTON

## Unit For Sale

Thursday, 21 March 2024

2/13 Derwentwater Ave, Sandy Bay, Tas 7005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 327 m2**

**Type: Unit**



Michael Coy  
0417323545

**\$825,000+**

Conveniently located in the lower part of Derwentwater Ave and within walking distance to local schools, cafes and Wrest Point casino is this well presented 3-4 bedroom unit. One of only 2 units on the block, unit 2 offers under cover parking for 1 car, a private and fenced rear yard plus entertainment balcony and courtyard. The kitchen and both bathrooms have been modernized and the downstairs utility room offers flexibility of being a 4th bedroom, second living area or office space. • 3 bedrooms with built-in robes. • Open plan design living area with balcony. • Spacious kitchen with stone bench tops. • Private and near level rear yard. • Solar system + reverse cycle air-conditioner. • Close proximity to services and university. Contact Michael Coy for further details or to arrange a viewing.