

2/16 Wallace Avenue, Lenah Valley, Tas 7008



Sold Townhouse

Wednesday, 16 August 2023

2/16 Wallace Avenue, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 139 m2

Type: Townhouse



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\$450,000

With level access from the street, this quality built, sun-drenched and spacious double brick townhouse has approximately 139m² of floor space and is one of two townhouses on the block. The home enjoys privacy, is set back from the road and positioned in a quiet and private cul-de-sac with an easy flowing floor plan. Elevated water views can be enjoyed from the lounge and dining zones, as well as mountain views. The tranquil feeling and silence inside while casting your eyes across the amazing views in your light filled/sun-drenched living zone makes this townhouse truly special and rare in the current market. Located in leafy Lenah Valley and close to all services, 2/16 Wallace is just 5.5km or around a 5-minute drive to the vibrant Hobart CBD. The recent transformation includes a new colorbond roof, gutters, render exterior finish and has been recently professionally painted inside and out with a lovely neutral colour palette. All the hard work has been done to get this beautiful townhouse to its current standard – perfect for first home buyers, investors chasing returns and down-sizers looking to secure low maintenance prime real estate so close to booming Hobart. Light and bright throughout, the home is beautifully appointed and features custom European roller blinds above the expansive glazing where you can soak up the fabulous leafy, restful and elevated private outlook with distant water glimpses in the light filled open plan dining and lounge room. The careful selection of fixtures including but not limited to solid oak doors at the front and rear and cabinetry in the spacious kitchen (with soft close) have been made with attention to detail. The kitchen has ample bench and cupboard space and adjoins the dining and lounge room making entertaining a breeze. The near new contemporary floating floor covers the entry, hallway and open plan kitchen, living and dining zones. The master bedroom is large with built in wardrobes and has been carpeted and includes curtains as do the other two bedrooms (also spacious with large built in wardrobes). You can't go wrong here, this property won't last – get in early and contact me regarding the offer process, if you are ready to make a purchase and submit your offer. Other features:

- Currently tenanted until February 2024
- Low maintenance and over 135 squares of internal floor space
- Noroit panel heater
- Large private/shared rear yard and ample space at front for garden
- 2 car spots
- Near new colorbond roof, gutters and ceiling insulation
- Professionally painted inside and out
- Bedrooms with built-ins
- Separate laundry with French door
- Euromaid fan forced oven
- European designed roller blinds in living and dining zones
- Lovely bathroom and separate toilet

About Lenah Valley
The Lenah Valley newly upgraded popular Augusta Road retail and café precinct is just down the road and has a chemist, doctors surgery, cafes, post office and many other shops. Backing onto the New Town Rivulet you can soak up the fresh air in the leafy surrounds and enjoy the many bushwalking trails on offer. With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity. Council Rates: \$1,500 per annum approx. Rental Return: \$480 per week approx. Year Built: 1977 Construction Type: Double Brick Heating: Noroit panel heater NBN