

2/31 Sharps Road, Lenah Valley, Tas 7008



Sold House

Wednesday, 20 September 2023

2/31 Sharps Road, Lenah Valley, Tas 7008

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 368 m2

Type: House



Colin Miller

0417246760

\$540,000

Nestled in pristine surrounds with views across a forested canopy towards indomitable and iconic Kunanyi (Mt Wellington), is this affordable, immaculately presented, serene retreat right on the City fringe. This unit currently has no body corporate outgoings, shares with only one other dwelling on the title, and represents a perfect start to your real estate journey, or to add to your investment portfolio or SMSF. Benefitting from a large garage and workshop/storage area, there is plenty of room to indulge your hobbies, crafts, or store the toys. Built to last in 1990 the sturdy brick and tile building has been well maintained by the same owner since construction and has recently benefited from a complete cosmetic overhaul. So, there is nothing to do but move yourself and your furniture in where everything will match and blend with the contemporary décor and palette. At the rear of the property is a fabulous north facing deck providing space for raised garden beds or potted plants, and a sunny spot among the gum trees for quiet reflection or chatting with friends. There is a compact but well-designed, easy-care garden among the fabulous leafy canopy that provides a bush feel so close to the city. Close to popular schools, New Town shopping centre, cafés and eateries, sports and recreation grounds, metro transport, and only a ten-minute commute to Hobart City - the proximity of this home offers a convenient lifestyle. • Opportunity to begin the property ladder or add to your portfolio • Freshly renovated throughout • Large garage/workshop & North facing deck for quiet relaxation • No body corporate fees; estimated rental of \$450 - \$470/week • Sturdy 1990 brick & tile construction • Serene location in convenient, popular, leafy suburb For further information or to arrange an inspection please contact Colin Miller.