

2/337 Churchill Avenue, Sandy Bay, Tas 7005



Sold Townhouse

Tuesday, 15 August 2023

2/337 Churchill Avenue, Sandy Bay, Tas 7005

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 129 m2

Type: Townhouse

\$800,000

Built in 2018 by the award-winning Anand Construction, this generously proportioned, modern and light filled townhouse is perfectly suited for those seeking high quality, low maintenance living in the heart of Sandy Bay. The townhouse has been cleverly designed to separate the accommodation, with a spacious master adjoining the first floor living area, and two carpeted and robed bedrooms downstairs. These bedrooms are serviced by a stunning modern bathroom, which also incorporates a smart Euro laundry, plus a separate toilet. It really is a true master bedroom, generously proportioned and accompanied by leafy, tree top views, a walk-in robe and luxury ensuite bathroom. An impressive timber staircase sets the scene for what is a beautiful first floor open plan living space. Vaulted ceilings and timber floors, combine with bespoke lighting and a neutral colour palette to give this space a breezy, coastal vibe. Oversized glass bi fold doors provide a seamless transition onto a decked entertaining terrace, equally perfect for morning coffee or your evening glass of wine. The kitchen is simply stunning, featuring waterfall stone benchtops, soft close cabinetry, and Euro appliances. The upstairs zone is completed by a smart study nook or office, and handy powder room/toilet. Located within a 5-minute drive of the Sandy Bay foreshore, shopping precinct, UTAS and any number of private/public schools, this townhouse is a perfect minimal maintenance home for young professionals or small families, whilst investors will be impressed by the combination of high yield (approx. 4.5%) and 53% capital growth since 2019*.

The property is currently tenanted - all details will be revealed upon enquiry.

- Sleek modern kitchen featuring waterfall stone benchtops, soft close cabinetry and Euro appliances
- Glass bifold doors onto elevated entertaining deck
- Stunning open plan living with vaulted ceilings, timber floors and bespoke lighting
- Double automated garage with internal access, plus visitor parking
- Generous, private master bedroom with lustrous ensuite and walk in robe

Council Rates: \$2,200 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)
Body Corporate fees: \$2,090 (Approx. p.a.)*

REIT Sandy Bay Units 2019-2023
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