

**2/38 Hance Road, Howrah, Tas 7018**



**Unit For Sale**

Saturday, 4 May 2024

2/38 Hance Road, Howrah, Tas 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Unit**



Daniel ten Broeke  
0408241814



David McLeod  
0438443658

## Offers Over \$550,000

Nestled in a private cul-de-sac, shielded from the street for added privacy, this wonderful unit presents a contemporary appeal and convenient lifestyle. Designed with accessibility in mind, this residence is entry level and boasts a sleek and low-maintenance exterior. The partially open-plan layout features a spacious living and dining area, complete with a reverse cycle air conditioner for year-round comfort, and access to the rear deck - a perfect spot for basking in sunlight or enjoying company. The well-appointed kitchen offers ample storage, including a sizable pantry and a range of high-end appliances. Three generous bedrooms provide comfortable accommodation, with all bedrooms featuring built-in robes. The modern family bathroom includes a bath, shower, vanity, and separate toilet. Additionally, a separate laundry offers plenty of storage space and direct access to the rear yard. The backyard is flat, easily maintained, fully fenced, and ideal for children and pets to play safely. A garden shed is a great space for storing equipment or large outdoor toys when not in use. There is also a car port which can fit two or more vehicles for convenient off street parking. Situated within walking distance of Glebe Hill Village, and just a short drive from Shoreline Plaza, as well as a 15-minute commute to Hobart CBD. Close proximity to schools, childcare facilities, shopping centres, medical services, and more ensures all your needs are within reach.

- Located in a tranquil cul-de-sac, offering privacy from the road
- Modern appeal and convenient lifestyle
- Entry level for accessibility
- Partially open plan living with spacious living and dining area
- Reverse cycle air conditioner for year-round climate control
- Kitchen with ample storage space, large pantry, and high-end appliances
- Three generous bedrooms, all with built-in robes
- Family bathroom with bath, shower, vanity, and separate WC
- Separate laundry with ample storage space and rear yard access
- Low maintenance, fully fenced rear yard, ideal for children and pets
- Carport for convenient off-street parking
- Walking distance to Glebe Hill Village
- Short drive to Lauderdale or Howrah Beach
- 15-minute commute to Hobart CBD
- Close to schools, shopping centres, and more for added convenience
- Council rates approx. \$1,800pa
- Water rates approx. \$1,100pa
- Rent appraisal \$480 - \$530pw