

2/44 Church Street, North Hobart, Tas 7000



Apartment For Sale

Thursday, 11 January 2024

2/44 Church Street, North Hobart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Colin Miller
0417246760

Offers Over \$545,000

This primely positioned apartment could be your affordable city pad bolt-hold, first foray on the property ladder, or next addition to your investment portfolio. Set within a charming circa 1800's cottage on one level - if you are looking for a bolt hold within walking distance of all the action and seasonal attractions of vibrant and cultural Hobart City, then this would be ideal. First home buyers or investors would also find great value on offer with this supremely low maintenance, set and forget home. Located at the doorstep of the North Hobart restaurant strip and within easy walking distance of the city centre, good schools, public transport, and recreation areas, you will love the convenience and being close to all the buzz, abundant culture, and excitement our vibrant City has to offer. Undoubtedly a blue-chip offering, this low maintenance unit will serve you well in the years ahead with capital appreciation and solid rentability. The property is being sold with vacant possession however should attract tenants quickly at an estimated \$400 to \$430 per week. It's a comfortable home and was one of the first dwellings built in Church Street and features two large bedrooms, heat pump in the separate lounge room, separate bathroom with shower over bath and one off-street park. Be quick to secure your very own piece of Hobart. Council rates: \$1,948.00 per annum (approximate) Water rates: \$1,040.00 per annum (approximate) Rental estimate: \$400.00 - \$430.00 per week (approximate) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.