

2/44 Crystal Downs Drive, Blackmans Bay, Tas 7052



House For Sale

Wednesday, 17 April 2024

2/44 Crystal Downs Drive, Blackmans Bay, Tas 7052

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 213 m2

Type: House



Kelly Fall
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Jo Brownless
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\$480,000+ range

Light, bright and airy this unit will be very appealing to first-home buyers, down sizers, and investors alike. One of only two villas occupying a level allotment with few stairs to contend with and a great private rear garden with plenty of space to enjoy. Large windows welcome plentiful sunlight and the open plan living is kept ambient year-round by the reverse cycle heat pump. The kitchen has had a recent renovation featuring plenty of custom cabinetry, good workspace, and enough room for a dining table. The two double bedrooms both have built-in robes and the neat and tidy bathroom has a bathtub, shower, vanity, and WC. Double sliding doors open from the kitchen/dining to the undercover porch and then lead to the grassed area beyond. Both secure and private the rear garden allows scope for the green thumb whilst allowing plenty of space for children or furry friends to enjoy. There is also a large garden shed for additional storage. There is an external utility room with laundry facilities and a single carport. This position is much loved for its close proximity to Blackmans Bay Beach, cafes, schools, and amenities. There is a bus stop close by and Bayview Market is just a few minutes away for all your shopping needs. With just a 20-minute commute to the Hobart CBD, this well-presented and maintained unit is sure to impress. Council rates approx \$1400pa Water rates approx \$1100pa + usage Rental estimate \$450pw - \$470pw* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.