

# 2/44D Gunn Street, Devonport, Tas 7310



## Sold Unit

Monday, 30 October 2023

2/44D Gunn Street, Devonport, Tas 7310

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Unit**



James Blenkhorn

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## Contact agent

Perfectly situated for those desiring proximity to the CBD, this immaculately presented unit is poised to capture the attention of downsizers, first-time homebuyers, and astute investors eager to enhance their portfolios. On the ground floor, a generously sized open-plan living area bathes in natural light, featuring a soothing color palette. A newly installed Daikin heat pump efficiently warms the entire space, extending its coziness to the upstairs bedrooms during colder seasons. The updated kitchen adds a fresh and modern flair, transforming cooking into a delightful experience. A separate laundry, with access to a shared private courtyard, and an additional toilet amplify the unit's convenience. Ascend the enchanting timber floor staircase to discover the upstairs haven, complete with bedrooms and a main bathroom. The bathroom, equipped with a separate shower and bath, also houses an extra toilet for added convenience. The main bedroom boasts a built-in robe, while the second bedroom, generously sized, opens to a balcony. The third bedroom, though smaller, offers versatility as a nursery, home office, or library. Constructed in 1971, this unit, featuring brick walls, aluminum windows, and a tiled roof, has undergone thoughtful updates, requiring nothing more than a seamless move-in. The unbeatable location, within walking distance to both primary and high schools, the Fourways Shopping Precinct, Devonport's CBD, public transport, and more, adds to its undeniable appeal. Seize this excellent opportunity by contacting James Blenkhorn today to schedule an inspection and secure your place in this conveniently located and beautifully appointed unit.

- Updated Kitchen and Bathroom
- Bright and Open Plan Living
- Body Corporate (currently not active)
- Walking Distance to Shops, Schools and more