

**2/5 Philip Avenue, Montrose, Tas 7010**

**Sold Unit**

Monday, 30 October 2023

**4ONE4.**  
PROPERTY CO.

2/5 Philip Avenue, Montrose, Tas 7010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 114 m2**

**Type: Unit**



Martin Evans  
0488414415

**\$430,000**

Welcome to this well presented & well maintained 2-bedroom unit, located in a highly sought after area, walking distance to many local services and just a short 15-minute drive from Hobart's CBD. This exceptional property will attract first home buyers to investors and everyone in-between, and offers a range of features that combine comfort & convenience. The property is literally just around the corner from the ever popular Rosetter IGA/bakery, a medical practice & chemist, and even a local service station. The property is located well off the road ensuring peaceful living, access is gained via a level covered front door entry or drive straight into the garage with internal entry. Once inside, you'll enjoy spacious living with reverse cycle heating and a good size kitchen/dining area. Down the hall are 2 large bedrooms with built-in robes and a very neat & tidy 3 piece bathroom. Other features include a nice little back porch that captures plenty of all-day sun, the floor coverings, window furnishings and interior paint are all very well maintained, and don't forget the garage with an auto-lift door. Outside offers a level easy to maintain yard with veggie garden, a nice little paved area perfect for BBQ's, and a very handy garden shed. With so many terrific features, and such a handy location, this extremely well-maintained property will suit a variety of buyers. So don't miss your opportunity, contact Martin today for more information and book an inspection. Disclaimer: All care has been taken by 4one4 Real Estate and 4one4 Media House when compiling the marketing material and information in this presentation. We cannot guarantee the accuracy of any measurement or details supplied in this advertisement and make no representation or accept any responsibility for the whole or part of this advertisement. The particulars contained in this advertisement do not form any contract. We recommend that any interested parties should have the information independently verified and make their own enquires to satisfy themselves in all respects. All photos, video and marketing material remain the property of 4one4 Media House, a division of 4one4 Real Estate, and are not to be downloaded and used for any purpose without the express consent and written permission of 4one4 Real Estate.