

**203 Nelson Road, Mount Nelson, Tas 7007**



**Sold House**

Wednesday, 8 November 2023

203 Nelson Road, Mount Nelson, Tas 7007

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 845 m2**

**Type: House**



Tony Dion

0404646846



Evan Riseley

0438631180

**\$750,000**

We are excited to present to the market this two level brick home on just over 200m<sup>2</sup> of useable space in the beautiful tranquil suburb of Mount Nelson, within 5km to the Hobart CBD and right next door to Sandy Bay and all that it has to offer. With the median 4 bedroom price in Mount Nelson at \$988,750 (Nov 22 - Oct 23) and the market tipped to grow into 2024 and 2025, this certainly represents great value with plenty of scope to further improve - whilst allowing you to move straight in. Privately positioned set back off the road, this home is ripe for further improvement and basks in lovely views from multiple rooms, including the main living zone. This is a great opportunity to secure a property in a prime location surrounded and so close to lovely homes as well as Sandy Bay, local beaches, the Hobart waterfront district and the Hobart CBD - whether for investment or to live in. There is a carport providing parking along with an additional off-street parking space. The location does not get any better than this with everything you need just a stone's throw away including quality schools, walking tracks and mountain bike tracks, the Sandy Bay shopping precinct, University of Tasmania and the Hobart CBD.

- Versatile space and great views
- Tranquil setting close to the city
- Main bedroom with ensuite
- Bus stop nearby
- Secluded, quiet & private off the main road
- Lovely leafy area & large block for the kids to explore
- Single car carport and additional OSP
- Just a few minutes to Hobart CBD & next to Sandy Bay
- Short drive to Sandy Bay shops & the University of Tasmania

Year Built: 1961 Heating: Heat pump Approx. Council Rates: \$2,500 per annum Other: NBN Connected About Mount Nelson Mount Nelson is a Hobart suburb and the location of a conservation area and lookout, just a 10-min drive (5 km) south of Hobart. It's also the location of a colonial-built signal station. Mount Nelson is close to the new Hill Street Gourmet Grocer and cafe, University of Tasmania, Hutchins School, public transport and the Sandy Bay foreshore. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. 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.