

**22 Edinburgh Street, Kings Meadows, Tas 7249**



**Sold House**

Monday, 14 August 2023

22 Edinburgh Street, Kings Meadows, Tas 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 637 m2**

**Type: House**

**\$455,000**

22 Edinburgh Street, Kings Meadows. Investors and First-Home Buyer alike will appreciate the potential of this property. Situated on a corner block, the weather board home is a fantastic entry point into the market or would be an excellent opportunity to begin a property portfolio. The home has already been partially renovated and features three bedrooms, 2 with built in wardrobes, a modern kitchen with a reverse cycle heat pump and a recently renovated bathroom. There is a garden shed as well as a carport and open parking for multiple cars. The property is fully fenced and pet friendly with a yard on either side of the house. There is an undercover area which has plenty of potential as well. Located conveniently only a few minutes from Kings Meadows Shopping Centre, Medical Centre & Schools, this home is a must see and a perfect starter!

- Renovated throughout with new carpets in bedrooms & hallway
- A reverse cycle heat pump, updated modern bathroom
- Brand new roof with leaf guard fitted for low maintenance
- Garden shed and loads of off-street parking
- Close to park & Carr Villa walking tracks, schools & shopping precinct
- Rental estimate in the vicinity of \$450pw
- Rates: \$1500pa approx.
- Water Rates: \$270pa approx.

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.