

26 Riawena Road, Montagu Bay, Tas 7018

PETERSWALD
for property

Sold House

Tuesday, 16 January 2024

26 Riawena Road, Montagu Bay, Tas 7018

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 556 m2

Type: House



Jeff Belbin
0409283855

\$1,070,000

Discover the epitome of modern living with this meticulously renovated three-bedroom residence, complemented by a fully renovated and council-approved flat. Ideally situated near schools, Rosny College, Eastlands Shopping Centre, public transportation, and the serene Kangaroo Bay parkland, this property offers an extraordinary lifestyle. Key Features:

Prime Location: Ideal proximity to schools, shopping, and public transport
Rental Potential: For investors, anticipate a robust rental return of \$930+ per week (approx. \$550 - 575 upstairs and \$380 downstairs). This surpasses the average for properties in this range, making it an attractive and lucrative investment.
Versatile Living Spaces: The fully renovated and council-approved flat downstairs is a standout feature. Perfect for accommodating family members or generating rental income, this space adds both versatility and value to the property.
Key Attributes: Fully renovated and move-in ready
All-day sun, providing a bright and warm ambiance
Scenic views of the River Derwent and Bellerive Harbour
Small orchard featuring apricot, plum, and olive trees
Low-maintenance grounds with extensive landscaping
Secure garage with an automatic door and ample storage
Proximity to city amenities - 5 minutes by car, 20 minutes by bike, 200m to bus stop, walking distance to shops, schools, daycare, Kangaroo Bay, and Rosny Hill bushland reserve.
Impeccable Renovations: This property has undergone a complete transformation with the following enhancements:
Exterior and interior painting
Double glazed windows in all upstairs bedrooms
Inbuilt wardrobes in all four bedrooms
Custom-made curtains and new lighting throughout
Upstairs kitchen and bathroom renovations
New flooring both upstairs and downstairs
Soundproofing between floors for added comfort
Wall and ceiling insulation for energy efficiency
Upgraded plumbing and drainage systems
New concrete paths, shed, and patio
Secure gated area for off-street parking or pets
New boundary fences for enhanced privacy
This residence, with its unparalleled features and meticulous improvements, is an investment in quality living. Seize this opportunity to elevate your lifestyle and secure a property that truly stands out. Schedule a viewing today and experience the epitome of modern living!