

3/104 King Street, Sandy Bay, Tas 7005



Unit For Sale

Thursday, 16 November 2023

3/104 King Street, Sandy Bay, Tas 7005

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 111 m2

Type: Unit



Tony Dion

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Evan Riseley

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\$485,000 - \$525,000

Conveniently located in the heart of Sandy Bay, this ground floor level access apartment offers spacious living (107m²) and the perfect opportunity for those seeking a low maintenance city base, or secure investment property within minutes of the University and Hobart CBD. With the median 2 bedroom unit price (Nov 22 - Oct 23, realestate.com.au) in Sandy Bay at \$630,000, this unit represents outstanding value. The key stand outs would have to be the level access, over 100m² space, privately tucked away, no body corporate and not having too many others around you. Walking out the front door and around the street in all level - a bit of a rarity at present and a great attribute to have. Conveniently benefitting from level access, the home offers a neatly presented kitchen with ample storage space and flows seamlessly through to the generous open living and dining area, featuring large windows for light to stream in and an electric heater to ensure warmth and comfort all year around. You may also have the ability to do some gardening and add to the current roses and lemon tree outside the unit. The unit awaits the next owner to make their mark and turn it into their own. Both bedrooms are surprisingly spacious and offer built in robes, as well as easy access to the functional bathroom, which is complete with a shower over bath, vanity and toilet, along with a laundry space and external access for added convenience. Add to all of this ample off street parking and all within a short walk to the University, Marieville Esplanade, Salamanca and the Hobart CBD, this low maintenance apartment is sure to tick many boxes for home owners and investors alike. About Sandy Bay: Sandy Bay is regarded as one of Tasmania's most premiere suburbs with easy access to Hobart's CBD and world-famous Salamanca, it is home to Nutgrove Beach, Wrest Point Casino and great local shopping, trendy cafes and excellent schools. About Hobart: Some analysts including KPMG and PropTrack are forecasting property growth in Hobart into 2024 at around 6% and followed by around 15% in 2025. Propertology recently reported 'those who are able to sign a real estate contract in the next couple of months will become the biggest beneficiaries from the surge in market activity in Q1 2024'. The estimated investment of planned Tasmanian Government, local government and known private sector projects is more than \$27 billion over the next decade (source: Department of State Growth Tasmania). Council Rates: \$1,400 per annum approx. Body Corporate Fees: Nil Rental appraisal: Vicinity of \$480-\$540 p/w Strata Insurance: \$600 per annum approx. Water: \$840 per annum approx. Year Built: 1974 Construction Type: Brick Heating: Electric* 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.