

3/12 Ellerslie Road, Battery Point, Tas 7004



Sold Unit

Wednesday, 27 September 2023

3/12 Ellerslie Road, Battery Point, Tas 7004

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Unit

\$950,000

This meticulously maintained residence, nestled in the highly sought-after enclave of Battery Point offers an ultra-convenient lifestyle that's truly second to none. Upon arrival, the near level access provided by the under-cover carport ensures your daily routine is effortless and an additional carport on the lower level provides ample parking for you and your guests. Inside, you'll be captivated by an inviting open plan living, dining, and kitchen area showcasing spectacular views overlooking historic Battery Point and the River Derwent, framed by a large picture window. The covered balcony offers an outdoor space to enjoy sipping your morning coffee while soaking in the bustling city scape. The heart of this home is a solid oak kitchen adorned with luxurious marble countertops and an abundance of storage, perfect for culinary enthusiasts and those who appreciate the finer details. Two generously proportioned bedrooms await, each with spacious built-in wardrobes, and the main bedroom enjoying the added convenience of an ensuite. The main bathroom features a bath, adding to the overall sense of indulgence and relaxation within the home. Additional storage cupboards in the hallway and separate laundry ensure you have ample space to keep your belongings organised and easily accessible. With underfloor heating in the living and bathrooms as well as newly installed electric blinds throughout the living room, this property offers a comfortable and convenient home for busy professionals, those seeking to downsize, or a fabulous investment in a sought-after area. Situated close to the CBD and Salamanca with all the amenities, bars and eateries on offer, you'll have everything you need in easy reach within a beautiful community, steeped in history and charm.

- Heating: Electric under floor heating
- Annual council rates: \$2320 approx
- Annual water rates: \$640 approx