

# 3/207 Churchill Avenue, Sandy Bay, Tas 7005

## Unit For Sale

Wednesday, 8 May 2024

3/207 Churchill Avenue, Sandy Bay, Tas 7005

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Unit**



Sales - [www.ewre.com.au](http://www.ewre.com.au)

0362345500

**\$499,000**

Wonderfully maintained and idyllically located, this private and sheltered 2-bedroom unit offers an excellent first home opportunity, 'city base' or solid set and forget investment property in one of Hobart's most prestigious blue-chip suburbs. With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built in wardrobe while the floorplan offers fantastic flexibility for singles or couples to use the second bedroom as a home office or study room. The bathroom contains toilet, vanity and shower over bath. Comforts and convenience are aplenty with the unit having all interior paint and blinds redone recently, with pleasant updates completed in the kitchen, new flooring throughout the unit and reverse cycle heat-pump installed in the living area. Perfectly positioned within walking distance of the university and local shops and amenities as well as very short commute from Sandy Bay shopping Centre and Hobart CBD ensures that work and recreational needs are always at your fingertips. Undercover off-street parking allows safety and security at your doorstep and opportunity for further storage cupboard already approved with the body corporate. This property is ready and awaiting its new owner and will well suit those seeking a low maintenance, move in ready and level unit. If this sounds like the perfect property that you've been searching for, and you're ready to buy now, please contact Edwards Windsor today to arrange your private inspection.