

3/31 Gardenia Grove, Sandy Bay, Tas 7005



Sold Unit

Saturday, 11 November 2023

3/31 Gardenia Grove, Sandy Bay, Tas 7005

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 263 m2

Type: Unit



Sam Monks

0400007788

\$880,000

Situated in Sandy Bay's best quarter, close to bus stops, local amenities, your choice of beaches and boasting easy access to the city and Sandy Bay's shopping district; this well-designed and functional villa not only features excellent water views, but really is an ideal approach to meeting lifestyle priorities or achieving investment success. Situated on 1891 sqm of land, the option to develop or increase the already spacious footprint of this solid villa is sure to entice those requiring an affordable property in a much sought after location. The unit enjoys three bedrooms and a study, which are all serviced by bright and fresh bathrooms and laundry, whilst the kitchen caters with easy to a large open plan lounge and dining area. Extra features such as under floor heating, double car garage, reverse cycle air-conditioning; coupled with access to nearby walking tracks, cafes, well respected schools and easy access to everywhere, ensures a convenient and comfortable lifestyle. Whether you are a first home buyer, downsizing or looking for an investment opportunity, this property offers an affordable entry into our fast-moving market.

- Quiet new home area in a premium locale
- Elevated position with River Derwent views
- Contemporary design bathed in natural light
- Spacious open plan living, dining & kitchen
- Large entertaining deck
- Study space or sizable pantry
- Three good sized bedrooms with built-in robes
- Master bedroom with luxury spa ensuite
- Family bathroom plus separate powder room
- Development potential with land offering next door
- Double garage with internal access
- Only 1.3km from beautiful Long Beach Reserve
- Close to schools, UTAS, shops & restaurants

Built: 2005
Construction: Concrete Block Rendered
Council Rates: Approx. \$3,665pa
Water Rates: Approx. \$912pa + usage
Rental Rates: Approx. \$TBC per week

Petrusma Property has obtained the information on this property from what we believe are reliable sources and have no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective Purchasers and the current Vendor(s) are advised to execute their own enquiries regarding the marketing material advertised or provided by Petrusma Property.