

3/69 Giblin Street, Lenah Valley, Tas 7008



House For Sale

Thursday, 15 February 2024

3/69 Giblin Street, Lenah Valley, Tas 7008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 231 m2

Type: House



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Buyers Guide \$520,000 - \$570,000

Located on a private, internal block, this conjoined unit has been recently renovated, making this the ideal property for downsizers, first home buyers or investors. Being of double brick construction, with only one conjoined neighbour, the unit is extremely quiet and private, whilst being located in one of Hobart's best city fringe suburbs. The property features open plan living, underpinned by a sleek new kitchen, including Euro appliances, stone benchtops and a lovely, stacked stone splashback. Floating timber floors and quality blinds adorn the living spaces, with quality carpets warming each of the bedrooms. Both bedrooms are generous in size and have built-in wardrobes. The bathroom is an absolute showstopper, highlighted by floor-to-ceiling tiles, deep designer bath and walk-in shower. The generous, secure back yard provides loads of room for play and entertainment, the body corporate is inactive, so pets are fine. There is one formally allocated car park, however the front driveway has enough space for two. Investors will also be impressed by the combination of strong yield potential (4.5%+) and capital growth (+104% growth in past 10 years)*. The property has been most recently tenanted privately at \$500 per week but will be available to the new owners as vacant possession. Lenah Valley is a city fringe suburb of Hobart, situated in the foothills of Mount Wellington, 5 - 10 minutes north of the CBD, between Mount Stuart, New Town and the City of Glenorchy. The main arterial thoroughfares are Augusta Road, Creek Road, Lenah Valley Road and Girrorabong Road. Lenah Valley Primary School and Immaculate Heart of Mary Primary School service the area, whilst local businesses include Calvary Hospital and Pura Milk. A growing cafe and shopping strip is located a mere 5 minutes' walk away, on Augusta Road. John Turnbull Park is the main recreational area, with another bushland reserve at Ancanthe Park, home of the Lady Franklin Gallery.

- Chef's kitchen inc. Euro appliances and stone benchtops
- Generous carpeted bedrooms with built-in robes
- Renovated bathroom, fully tiled, with designer bath and walk-in shower
- Large, fully secured, flat yard, perfect for kids and pets
- Strong capital growth combined with high yield potential*
- 10 minutes' drive into the city and 5 minutes' walk from Lenah Valley Village*

* Core Logic Lenah Valley units statistics Feb 2024

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt its accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.