

3/7 Horsham Road, Oakdowns, Tas 7019



House For Sale

Tuesday, 11 June 2024

3/7 Horsham Road, Oakdowns, Tas 7019

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 294 m2

Type: House



Colin Miller

0417246760

Offers over \$445,000

Sunny and welcoming, this light and bright two-bedroom brick villa was built to a high standard in 1999. Low maintenance, on one level, and only 20 minutes' drive to Hobart CBD it will appeal to a wide range of buyers whether you're just starting out, or towards the more relaxed stages of life. The property would also make for a great set and forget investment with a good mix of growth and yield for your portfolio or self-managed super fund. There is convenient reverse cycle air conditioning for year-round climate control, and the open planned living, dining, and kitchen area is spacious and contemporary. There's a low maintenance, enclosed, private and sunny landscaped yard with garden shed providing just enough to keep green thumbs happy, but not onerously large. And it's a great place to entertain family friends around the BBQ. The home is situated within a quiet complex in popular Oakdowns in a neighbourly new homes area. It is close to nearby shops, good schools, retail and service amenities in Rokeby and only 20 minutes to the Hobart CBD. The Shoreline Shopping Centre Precinct is less than ten minutes' away, and the newer Glebe Hill Howrah shopping complex is around five. Family-friendly, secluded golden sands and a refreshing swim beckon five or six minutes away at Rokeby and Lauderdale Beaches. You will love the convenience a life here provides. This is a fabulous home that will resonate with a range of buyers whether you're downsizing, buying your first home, looking for a convenient lifestyle, or growth potential with sound return. So don't delay in calling Colin Miller for an inspection.

- Low maintenance, immaculately presented villa unit with updates
- Sunny aspect at the rear of a quiet complex
- Easy care, enclosed, landscaped and generous yard
- Close to major retail hubs, good schools, beaches and parks
- On Metro bus service
- About five minutes' drive to Glebe Hill Howrah Shopping Centre
- Twenty minutes' drive to Hobart CBD

Council rates per annum (approximate): \$1322.00
Water rates per annum (approximate): \$1000.00
Strata fees per annum: None
Rental estimate per week: \$440.00 - \$470.00

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