

3/7 Kendrick Court, Dynnyrne, Tas 7005



Sold Apartment

Monday, 14 August 2023

3/7 Kendrick Court, Dynnyrne, Tas 7005

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 70 m2

Type: Apartment

\$500,000

Step into the open plan living area and begin the journey of a home with water views. Glass sliding doors open to the fully fenced courtyard perfect for entertaining. Beyond your courtyard is a generous parcel of common garden. Upstairs the master bedroom has even better views than the lounge area. Sit up in bed with your morning coffee to enjoy the activity on the Derwent River, especially the Sydney to Hobart yacht race. Also on the second floor is another bedroom and bathroom. The owner has generously included fridge, TV, washing machine and dryer in the chattels on the contract of sale for the property. You can literally move straight in to a well presented home. The savvy investor will see the benefits of this 2 bedroom unit within easy walking distance of the uni. Similarly the first home buyer will see an affordable home in a prime location. The retiree will be thrilled at the lock and leave aspect as they go travelling. - Well presented. - Walk to Uni, Sandy Bay, city. - Lock and leave if you are a traveler. - Currently tenanted until February 2024 at \$480 per week. - New rental appraisal at \$480-\$520 per week. - Rates - \$1653 per annum - Body Corporate fees - \$1500 per annum - Water - \$920 per annum approx