

3/845 Sandy Bay Road, Sandy Bay, Tas 7005



Sold House

Thursday, 17 August 2023

3/845 Sandy Bay Road, Sandy Bay, Tas 7005

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: House



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\$440,000

Occupying the top level and enjoying fabulous, panoramic water views this unit will appeal to first-home buyers and investors alike. There is plenty of scope to refurbish to create an open plan flow that focuses on the wonderful river vista. There are only 4 units in total and the lofty, elevated position ensures peace and quiet. The unit has a parking spot at the rear and the entrance is level via a ramp so no stairs to contend with. The kitchen is functional with plenty of storage and work space. There is the opportunity to open this room up to enjoy a more open plan flow to the generous living and dining area. The two bedrooms are both a good size with built-in robes. The bathroom features a walk-in shower, vanity, and WC with added space for the laundry. The grounds are quite large and low maintenance bringing a great sense of space without any gardening responsibilities. With just over 7km commute to the Hobart CBD or just over 5km to the Sandy Bay shopping precinct, all services and amenities are very close at hand. Beaches, walking trails, and recreational facilities are plentiful and there is a bus stop nearby. Safe and secure as an occasional home that would be great to lock up and leave, great addition to the investment portfolio, or the first step into the property market this unit has all the potential to appeal to a wide range of astute purchasers. Body corp: approx \$2,465 pa Council rates: approx \$1,900 pa Water rates: approx \$1,100 + usage Rental estimate: approx \$390 - \$420 per week The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.