

3 Coobar Road, Risdon Vale, Tas 7016



House For Sale

Monday, 22 January 2024

3 Coobar Road, Risdon Vale, Tas 7016

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Mark Weaver
0418224840

Offers over \$475,000

If your family is suffering from growing pains and needs more space to expand, this 5-bedroom, 2-bathroom and 2 living room home may well be the perfect property for you. This solid brick home, originally built in 1961 and benefitting from a more recent extension, is ideal for a large family, high yield rental, or savvy house flipper. The house features a light filled lounge at the front with an adjoining kitchen/dining space, all adorned with a lovely, renovated timber floor. A central hallway provides access to the original 3 bedrooms and family bathroom, as well as a separate toilet. From here, the homes extension provides a second lounge or rumpus, which provides access to a further 2 bedrooms, one of which has a WIR and ensuite. This part of the house would be perfectly suited as a parents retreat or expansive visitor accommodation. The home is serviced by 2 x quality reverse cycle heat pumps, made even more efficient by a 5kw solar power system. A timber deck at the rear provides access to the secure back yard, which is very well suited for pets or kids to play. There is ample storage underneath the home as well as a garden shed, and the front yard is also fully fenced with a shaded, grassed area and terraced garden bed. Investors will also be impressed by the combination of high yield potential (5%+) and capital growth (+168% growth in past 10 years). Risdon Vale is an emerging suburb on the eastern shore of the River Derwent, and adjacent to Risdon Cove, which was the site of the British colonisation of Van Diemen's Land. The suburb is located a convenient 15-minute commute into the city, whilst suburban shopping precincts in Lindisfarne and Rosny are very close by.

- Open plan living, kitchen and dining
- Master bedroom with WIR and ensuite
- 5kw solar power system
- Fully secured, flat yard, perfect for kids and pets
- Strong capital growth combined with high yield potential
- 15 minutes into the city and 5 minutes from Lindisfarne Village

Council Rates: \$1,400 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)

* Core Logic Risdon Vale statistics Jan 2024
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