

30 Lamprill Circle, Herdsmans Cove, Tas 7030



House For Sale

Tuesday, 14 May 2024

30 Lamprill Circle, Herdsmans Cove, Tas 7030

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 554 m2

Type: House



Nick Cowley



Jake McIntyre
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Offers Over \$410,000

Boasting breathtaking vistas of both the Derwent River and Mount Wellington, awaits this solid brick home poised for its new chapter with a discerning owner. Offering an enticing opportunity for both aspiring homeowners and astute investors, this property promises an approximate rental yield of 5.8%, making it an ideal entry point into the real estate market or a lucrative addition to any portfolio. Inside you'll discover three well-proportioned bedrooms, offering comfortable accommodation for the whole family or guests. The main bathroom features a convenient shower over bath setup, complemented by a separate toilet for added privacy and functionality. The home unfolds into a spacious open-plan living area, bathed in natural light and warmth with the afternoon sun streaming in, you'll find the perfect spot to unwind and rejuvenate after a long day. Plus, stay comfortable year-round with the inclusion of a reverse cycle air conditioner, ensuring relief from scorching summer temperatures and chilly winter nights. Spread across a spacious 554m² block, this property has a sprawling yard, providing ample space for outdoor activities and relaxation. Whether you're hosting a summer barbecue or enjoying a peaceful evening under the stars, the undercover patio promises endless opportunities for entertaining in any weather. With the addition of a garage space for added safety and storage. But the perks don't end there - envision the potential for additional living space or income generation with the opportunity to construct an ancillary dwelling, granny flat, or shed in the backyard. Excellent access, the possibilities are limitless for customising this space to suit your needs and aspirations. Just 5 minutes away from Covehill Shopping Centre and Green Point Plaza which include a Coles and Woolworths supermarket respectively and provides your local services and amenities such as newsagency, butcher, post office, and pharmacy. A newly constructed playground beckons just moments away, promising endless hours of joy and recreation for families and children alike. It is also only a 25 minute commute to the Hobart CBD and a bus stop right out front. Rental Appraisal - Approximately \$420 - \$460 per week.