

**4/3A Montagu Street, Mount Stuart, Tas 7000**



**Sold House**

Saturday, 12 August 2023

4/3A Montagu Street, Mount Stuart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: House

**\$410,000**

Situated in a prime location in popular Mount Stuart, this ground floor, two-bedroom unit offers the ultimate savvy investment or convenient urban pad. Freshly painted throughout and filled with an abundance of natural light, this lovely north-facing unit offers warmth and comfort. The layout comprises two good-sized bedrooms (one with a built-in robe), a spacious living room, light and airy kitchen, as well as a practical bathroom with shower over bath and incorporated laundry facilities. Outside provides access to communal clotheslines and off-street parking at the rear. In a neat complex of 14 units and being of brick construction, this property presents a low risk, low maintenance investment in a sought-after suburb. Boasting an ultra-convenient location within walking distance of the culinary delights along North Hobart's restaurant strip, and just a quick trip into the CBD, this affordable unit is certain to attract a lot of attention! Council Rates: \$904 pa (approx.) Water Rates: \$1,285 pa (approx.) Body Corp fees: \$1,840 pa (approx.)