

**4 Balmain Street, Glenorchy, Tas 7010**



**House For Sale**

Tuesday, 14 November 2023

4 Balmain Street, Glenorchy, Tas 7010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Jake Towns  
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## Offers Over \$495,000

Conveniently positioned in a prime location, this property offers easy access to nearby shops, public transportation, and a beautiful reserve. Whether you're looking for a great starter home or an investment opportunity, this property boasts a multitude of potential uses. The low-maintenance backyard, along with a carport and extra off-street parking space, ensures practicality and convenience. The property offers an abundance of usable space, providing limitless options for its future. Inside, you'll find a generous living area, an open-plan kitchen and dining space with a sunroom. The property includes three spacious bedrooms, with the master bedroom featuring ample built-in storage. It has been recently refreshed with a fresh coat of paint, making it move-in ready for its next owner.

- Perfect first home or investment
- Versatile floorplan and spacious layout
- New carpet and freshly painted throughout
- Three spacious bedrooms
- Central family bathroom with a separate toilet
- Low-maintenance backyard
- Carport and additional off-street parking
- Proximity to local services, schools, and Northgate Shopping Centre
- Less than 20-minutes to Hobart CBD
- Approximate rental return of \$540 per week. Year built: 1963 Construction: Weatherboard Roof: Iron Annual Council Rates: Annual Water Rates: \$1,200 approx. Annual Council Rates: \$1,800 approx. Discover Glenorchy

Glenorchy has become one of Hobart's property hotspots. It has everything you could possibly need, from shopping centres to the Village cinema and boutique coffee shops like Agent Cooper and around 15 minutes from the bustling Hobart CBD. The Glenorchy town centre is a short drive away with great local schools and is home to a council-run swimming pool, the popular Tolosa Park, football and soccer grounds, not to mention being a short drive to MONA.