

44 Fermoy Crescent, Howrah, Tas 7018



Sold House

Saturday, 12 August 2023

44 Fermoy Crescent, Howrah, Tas 7018

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 443 m²

Type: House

\$710,000

Located on the corner of Skillion Road and Fermoy Crescent. Built in 2023 by the award-winning Creative Homes, this generously proportioned, modern and light filled home is perfectly suited for young families or couples wishing to live in the gorgeous Howrah Gardens precinct. The home features 4 carpeted and robed bedrooms, underpinned by a lovely master bedroom, complete with walk in robe and luxury ensuite. An open plan kitchen, dining and living is wonderfully spacious and provides access onto a large, north-facing entertaining deck. The chef of the house will adore the sleek, modern kitchen, incorporating tiled floors and a reticulated island bench. The home is fitted with quality blinds, whilst double glazed windows throughout the home really accentuate the heating and cooling efficiency of the quality reverse cycle inverter. A level concrete driveway marks the entrance to a single car garage, complete with an automatic door and internal entry to the home. The laundry also resides in here, as well as room for storage. Investors, take note of the enticing combination of high yield (approx. 4.5%) and capital growth (+87% past 5 years) potential. In a tightening rental market, this property presents as an easy "set and forget" addition to your investment portfolio, taking advantage of being able to depreciate your asset. This address is situated within minutes of several state and private schools, as well as the brand-new Glebe Hill Shopping Centre, and approx. 20 minutes into the CBD.

- Generous open plan living, with access to entertaining deck
- Stunning master bedroom with walk in robe and ensuite
- Remaining three bedrooms all carpeted with built in robes
- Internal access from remote control garage entry
- Large, secure, north facing yard

Council Rates: \$1,800 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)
* REIT Howrah House statistics May 2023* Property is awaiting production of titles - council estimate July/August 2023.
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