

45 Kerria Road, Risdon Vale, Tas 7016

RIPPLE

Sold House

Thursday, 12 October 2023

45 Kerria Road, Risdon Vale, Tas 7016

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 929 m2

Type: House



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Contact agent

What a fantastic opportunity to invest in your future! Whether planning to move in or rent out, this spacious and sturdy three-bedroom brick home is perfect for families, and its accessible location means all amenities are easily accessible. Built in 1962, so many upgrades have already been done, just bring your creative flair to complete the finishing touches. An NBN fibre-to-the-premise connection, ceiling insulation, and a nearly new hot water cylinder are all great features that will make life here comfortable and convenient. Some re-plastering has been done and the whole property has been painted inside. Plus, you can forget about fascia, guttering and downpipes - that's all been recently replaced too. There is ample living space here, both indoors and out - a sizeable lounge with plenty of natural light and Tas Oak floorboards under the carpet, a separate kitchen with plenty of storage space and room for dining, plus access outdoors. The fabulous deck will extend your living space, allowing room for entertaining and relaxation, all with a pleasant outlook over the rear yard and the leafy surrounds of Risdon Vale Creek that runs along the back to the block. The remainder of the home consists of three good-sized bedrooms, a family bathroom with a shower over bath and brand-new vanity, and a toilet located adjacent. The impressively sized 929sqm block means there is plenty of room for kids to play, or for keen gardeners to transform the fenced yard (there's an apricot tree to get you started). The shed and 9mx6m garage will be appreciated by hobbyists needing room to tinker, as well as for secure storage. There is also off-street parking available for guests and additional vehicles. A surprisingly convenient location, you'll reach Hobart's CBD in only 15 minutes, and shopping at Northgate or Eastlands is just 10 minutes' drive in either direction. There is a lovely little playground just a few doors away, and Risdon Vale Primary School and the adjacent park are less than 1km from home, so you can easily walk together or catch the bus that operates right along Kerria Rd. If you are searching for spacious living with plenty of extras, take some time to consider this wonderful property, it ticks so many boxes for homeowners and investors alike. Contact Mel at your earliest convenience to arrange a time to see it for yourself! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.