

**47 Corranga Drive, Chigwell, Tas 7011**



**Sold House**

Friday, 1 September 2023

47 Corranga Drive, Chigwell, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 668 m2**

**Type: House**

**\$415,000**

Located in the evolving suburb of Chigwell, less than 20 minutes from the Hobart CBD and 10 minutes from the Glenorchy CBD, is this cute 1950's character cottage. This weatherboard home features open plan living and dining, plus a functional kitchen, all adorned by quality floorings and window furnishings. Comfortable accommodation comprises of three light-filled bedrooms, the largest complete with a built-in wardrobe. The bathroom servicing the home contains an over-bath shower, and a vanity, with the convenience of a separate toilet. A very generous laundry contains abundant storage space, room for necessary appliances and provides direct outdoor access. The fully fenced large backyard contains a quality garden/work shed on a concrete slab. Investors will be impressed by a combination of strong yield (approx. rent \$420 per week) and capital returns (+60% rolling 5 years to end of 2022). This property is perfectly located for young families within 5 minutes' walk of the Child and Family Centre, 5 minutes' drive of 2 state primary schools and a similar commute to the Montrose Foreshore Park and, of course, MONA. Hesitate and miss - these opportunities are rare so call me today to register your interest. Council Rates \$1600 (approx p.a.) Water Rates \$1000 (approx p.a.)

- 1950's character cottage
- Strong investment yield and capital growth
- Less than 20 minutes to Hobart CBD

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is not intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.