

**48 Village Drive, Kingston, Tas 7050**



**Sold Unit**

Tuesday, 15 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Roger Roubicek

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**\$400,000**

Nestled within the sought-after Redwood Village, this residence offers a splendid opportunity for those aged 50 and above seeking an impeccably maintained, 2-bedroom abode. Ideal for both those desiring a comfortable, low-maintenance dwelling and savvy investors eyeing a property poised to attract tenants within the 50-and-over demographic. Embrace a lifestyle of ease with this property's comprehensive features. The interior showcases an inviting open-plan design, seamlessly integrating the living, dining, and kitchen areas. A tranquil courtyard with a garden, accessible through the sliding door from the dining space, bathes the area in natural light-an idyllic retreat to bask in the warmth of the sun. The two generously proportioned bedrooms include a master bedroom equipped with a spacious built-in wardrobe. The bathroom boasts a well-designed layout with a separate shower and bath. A cleverly integrated laundry space within the bathroom ensures functionality without compromising space, accommodating all your laundry needs discreetly. Additionally, two built-in cupboards offer convenient storage for linens, brooms, and household essentials. Step onto the glass-enclosed veranda at the front, creating a versatile second outdoor space for your enjoyment. A practical carport enhances the property's convenience, providing sheltered parking for one vehicle, with space for an additional car. Key Features:

- Single carport (2-car parking capacity)
- Proximity to Kingston shops and bus service
- Fast NBN connection (fibre to the premises)
- Neutral palette throughout
- Meticulously maintained common grounds with striking, colourful landscaping
- Age restriction for tenants or residents (must be over 50 years old; landlords exempt from age requirement)
- Body corporate \$285 per quarter

Don't miss out on the opportunity to purchase this appealing home suitable for investors of all ages, call Roger Roubicek today to arrange your inspection! Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, a guarantee can not be assured. The content is 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.