

5/11 Florence Street, Moonah, Tas 7009



Unit For Sale

Tuesday, 5 December 2023

5/11 Florence Street, Moonah, Tas 7009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



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Offers over \$379,000

Nestled within the sought-after enclave of Moonah, this level, two-bedroom unit offers a prime investment opportunity or a conveniently located urban retreat. Radiating plenty of natural light that adorns the polished timber floors, this delightful unit exudes a sense of warmth and comfort with a spacious living area and updated kitchen plus ample cupboard space. Within this area is a reverse cycle air conditioner for maintaining year round comfort. The two generously proportioned bedrooms within are both equipped with fixed shelving and hanging options, perfect storage spaces. Adding to its practicality, the laundry is situated adjacent to the modernised bathroom which has a shower over bath and vanity. A dedicated off-street parking space for a single vehicle further enhances the property's appeal. Situated as the end unit of a tidy complex of units constructed from durable brick, this residence offers an ideal property to move into, or for any savvy investor to hold as a smart investment. Its enviable location places it within walking distance of Moonah's vibrant center while remaining a quick commute away from the CBD, ensuring its affordability will capture significant interest!

Key Features:- Prime location in popular Moonah- Filled with abundant natural light- Two good-sized bedrooms, with fixed shelving- Spacious living room- Light and airy kitchen- Practical bathroom with shower over bath and adjacent laundry facilities- Off-street parking for one vehicle- Brick construction in a neat complex- Rental estimate of \$435 - \$450 per week- Ultra-convenient access to Moonah's lively hub and quick commute to CBD

Outgoings:- Council rates: \$1,300 per annum (approximate)- Water rates: \$1,160 per annum (approximate)- Tas Strata and Property Group: \$2,000 per annum (approximate)

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.