

**5/3A Montagu Street, Mount Stuart, TAS, 7000**



**Sold Unit**

Thursday, 6 July 2023

5/3A Montagu Street, Mount Stuart, TAS, 7000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



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## Prime position, low maintenance living

Nestled in a quiet enclave with no through traffic in the heart of Mount Stuart, this cosy unit on first floor has level entry access and offers two bedrooms, spacious living, neatly presented kitchen and bathroom. With new carpet and lino, hot water system and roller blinds as well as a fresh coat of paint the home is ready to move in and relax with no additional maintenance.

You are welcomed into the spacious living area - a north facing, light filled space awaiting your splash of style. A panel heater offers additional warmth to this sunny aspect in the colder months. The neat kitchen offering ample storage and sunny aspect.

Accommodation provided by two bedrooms, the larger with built in robes and space saving bifold doors. Serviced by a neatly presented bathroom with shower over bath, vanity and WC and laundry drainage facilities. There are several carports available and additional off-street parking, along with communal clothes lines.

Located approximately 5mins drive from the CBD and 10 minute walk to the North Hobart restaurant strip making it an ideal location for couples, first home buyers and investors. In such a prime location with everything you need will be at your fingertips, prestigious schools, restaurants, entertainment and local shopping facilities within walking distance of the Lenah Valley Village.

- ☑ Situated in a prime location
- ☑ Low maintenance living
- ☑ Generously sized unit with level entry access
- ☑ Two dedicated bedrooms, one with built ins
- ☑ Neatly presented kitchen and bathroom
- ☑ Freshly painted and new flooring throughout
- ☑ New hot water system and roller blinds
- ☑ Panel heater in living room
- ☑ A short 5 minute commute to CBD and North Hobart strip
- ☑ Water rates approx. \$882pa
- ☑ Council rates approx. \$1,280pa
- ☑ Body Corporate \$1,570pa