

53 Kerria Road, Risdon Vale, Tas 7016



House For Sale

Monday, 20 May 2024

53 Kerria Road, Risdon Vale, Tas 7016

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 701 m2

Type: House



David McLeod
0438443658



Daniel ten Broeke
0408241814

Offers Over \$450,000

Set back from the road, with high fences for added privacy, this home located in Risdon Vale offers the perfect opportunity for first home buyers or investors alike. The property features a functional floor plan, an updated modern kitchen, three generous bedrooms, and a low-maintenance yard this home will be sure to spark an interest. The open plan living area offers a spacious lounge room, floating flooring throughout and an updated kitchen with plenty of storage and bench space. The home is serviced by a reverse cycle air conditioner and a wood heater ensuring year-round comfort. Accommodation is provided by three dedicated bedrooms, the main bedroom with built in robes for added convenience. The family bathroom offers a shower over bath, vanity, and separate WC. The laundry is also separate, has plenty of storage space and direct access to the rear yard. The low-maintenance rear yard is fully fenced and mostly flat, making it perfect for children and pets alike to play. A pebbled area is a great space for a firepit or outdoor entertaining area, with a private hot tub ideal for those who like to relax and unwind. A large lockable double garage offers secure parking, a handyman's workshop, or additional storage, with extra parking for multiple vehicles available on the concrete driveway. Conveniently located near local parks, shops, and schools, and just a short commute to Rosny Park or 15 minutes to Hobart CBD for all your needs. This home will be the perfect foot in the door into the property market or add a fantastic rental to your portfolio.

- Set back from the road with high fences for added privacy
- Updated kitchen with plenty of storage and bench space
- Serviced by a reverse cycle air conditioner and a wood heater
- Main bedroom with built-in robes
- Family bathroom with shower over bath, vanity, and separate WC
- Separate laundry with plenty of storage space and direct access to rear yard
- Fully fenced, mostly flat rear yard, perfect for children and pets
- Pebbled area for firepit or outdoor entertaining, private hot tub
- Large lockable double garage with secure off-street parking
- Handyman's workshop or additional storage
- Conveniently located near local parks, shops, and schools
- Short commute to Rosny Park or 15 minutes to Hobart CBD
- Suitable for entering the property market or as a rental investment
- Water rates approx. \$1,180pa
- Council rates approx \$1,500pa
- Rent appraisal \$430 - \$465pw