

**6 Edgeworth Street, Warrane, Tas 7018**



**House For Sale**

Friday, 29 March 2024

6 Edgeworth Street, Warrane, Tas 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 868 m2**

**Type: House**



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## Offers Over \$575,000

This is it! A cute property on a large block of land within minutes to the Rosny Shopping Precinct. This home is warm and inviting and offers a stunning mountain view and glimpse to the River Derwent. Did we mention that the block is large enough to build a second dwelling at the rear? Subject to approvals of course, however a lot of ground work has already been undertaken in this regard. This is a brilliant opportunity to own your first home and enjoy the proximity to services, only 10 minutes to Hobart CBD. Or indeed, purchase a fantastic investment property with the ability to develop further in the future. This is certainly a property that will appeal to many.- Approximately 868m<sup>2</sup> of land- Stunning vista over to the mountain- Light and airy with modern feel- Carport or outdoor entertaining area- Reverse Cycle Air-conditioning unit- Rental appraisal \$530 - \$550 per week- Brilliant location for convenience and proximity to CBD