

6a Chablis Court, Berriedale, Tas 7011



House For Sale

Thursday, 13 June 2024

6a Chablis Court, Berriedale, Tas 7011

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 1061 m2

Type: House



Tony Dion

0404646846

Expression of Interest

By Private inspection - please call Tony Dion on 0404646846. I invite you to view the video for a virtual walkthrough of this immaculate 2005 built solid property - please scroll through the picture slide. In the Paris end of Berriedale with many surrounding streets named after wine, 6A Chablis Court is an executive residence with many recent improvements set across two levels with over 300m² of usable space with two secure garages and a dual driveway. Featuring stunning panoramic views of the Derwent River; Mt Direction; Mt Wellington; and unobstructed views of the iconic Museum Of Old & New Art (MONA) and the Bowen Bridge on a low maintenance immaculate 1062m² internal block of land you will feel like royalty sipping your coffee and watching your kids kick the ball around or enjoying a round of cricket with their friends in the back yard. With a versatile floor plan the options here as an owner occupier or investor are endless. Live across the whole dwelling with your growing and/or extended family; keep an eye on your mature age parents or teenage kids; or capitalise on the short stay rental market with a proven yield of 100,000+ being achieved recently for this in demand home. Utilise part of the property as short stay; work from home and/or take advantage of the huge garage on the ground floor to store securely your special interest vehicle, motor bikes; trailer, boat or as a storage space for a business owner or avid collector...etc...all within a 20 minute drive from the Hobart CBD. This is an outstanding opportunity to purchase a level access (both building wings), neat as a pin solid and spacious dwelling and only a 5-minute walk to the Intercity Cycle Way for the cycling enthusiasts! Whether you are a large family or intend to capitalise on the properties income potential you will love 6A Chablis Court. Key features/highlights:- King size master room with walk in mirrored wardrobe and ensuite with spa and separate shower- 2 queen rooms with built in mirrored wardrobes- Extra-large living area with a recently installed wall mounted top of the range Daikin Alira X, 7.1 kw Heat Pump with WI-FI connection- Kitchen is a chef, entertainers delight with ample storage space, Bosch Oven; Miele Dishwasher; LG Convention Oven/Microwave; and Simpson 393L Refrigerator- large main bathroom with separate shower and bathtub- 2 large balconies with water views- 2 car fully lined garage on the top floor- Large 2nd garage/workshop underneath with scope to further develop/utilise- Level access from both levels- NBN fibre to the premises- Successful Short-Term Rental with proven \$100k+ per annum income- 2 clotheslines one for each floor- Recently renovated with new carpet; toilet, flooring and repainted throughout - Recently installed Daikin Cora Heat Pump on the ground floor

About Berriedale: This home is located in the popular and sought-after suburb of scenic Berriedale to the North of Hobart and is basically on the doorstep of MONA. The property is surrounded by local amenities such as Claremont Plaza Shopping Centre; Northgate Shopping Complex; MyState Bank Arena; Schools; and recreational facilities; and a stone's throw from the Intercity cycleway.

About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to invest. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. 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.