

**7/48 Racecourse Road, Brighton, Tas 7030**

RIPPLE

**Sold Villa**

Tuesday, 15 August 2023

7/48 Racecourse Road, Brighton, Tas 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Villa**



Warwick Page  
0362280895

**\$448,300**

Whether starting out, downsizing, or growing your investment portfolio - this beautifully maintained two-bedroom unit will suit your stage in life. The home's position at the rear of the complex on a quiet no through road means peace and privacy just minutes from the bustling rural hub of Brighton. Step directly into the light and spacious open plan living area, which includes room for dining and a modern kitchen with ample storage and quality appliances. Both bedrooms boast generous built-in storage, and the crisp bathroom has dual entry, a separate bath and shower, with the toilet located adjacent. The single lock-up garage provides secure parking, handy additional storage space, laundry facilities, plus convenient internal access to the living area. sun-filled and level, the property's fenced rear yard is a wonderful asset. It's a great size to add some veggie boxes, secure enough for kids and pets to play safely, and perfect for enjoying time outdoors - alone or with friends. Plus, there's a compact shed to store all your gardening tools. Brighton offers a fantastic lifestyle and so many services all within 30 minutes' drive of central Hobart. There are a range of schools in the area, local stores and an independent grocer, healthcare facilities and plenty of recreation options to fill your free time. Regular buses service the town, and further amenities are located in Bridgewater, less than 6km away. This neat and tidy property offers endless possibilities to reap the rewards of your new investment, or settle in for a comfortable and low-maintenance lifestyle in this pleasant area. Contact Warwick to find out more and arrange an inspection of this ideal 2012-built home. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.