

9/3 Barclay Court, Sorell, Tas 7172



Unit For Sale

Wednesday, 7 February 2024

9/3 Barclay Court, Sorell, Tas 7172

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 80 m2

Type: Unit



Jake McIntyre
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Offers Over \$450,000

Located in the popular suburb of Sorell, this well-constructed unit offers a low-maintenance and light-filled living experience, making it an ideal investment or downsizing opportunity. With a fresh coat of paint, the brick villa features two spacious bedrooms, an open-plan living, kitchen, and dining area with new flooring. The kitchen provides ample storage and bench space, with a separate laundry for added convenience. The lounge area exudes a warm and homey ambiance, complemented by reverse cycle heating. Bedrooms are conveniently positioned off the hallway, and the main bathroom boasts a walk-in shower and a separate bath. Ample off-street parking is available, including two parking bays at the front, one with a carport. The property includes a low-maintenance yard suitable for children to play, a concrete patio area perfect for summer BBQs, and full fencing for furry friends. A neatly positioned garden shed with a concrete slab offers storage solutions for garden tools. Situated in one of Tasmania's fastest-growing municipalities, Sorell provides diverse living options, from suburban and beachside to semi-rural or rural. The suburb's appeal lies in its affordable housing, natural coastline, rolling hills, and proximity to major shops and services, all within a convenient distance to Hobart. Built: 1996 Construction: Brick Veneer Council Rates: Approx. \$1520pa Water Rates: Approx. \$880pa + usage Rental Rates: Approx. \$400 - 450 per week Ray White Hobart has sourced information on this property from what we consider reliable sources, and while we have no reason to doubt its accuracy, we cannot guarantee its precision. We strongly recommend that prospective purchasers and current vendors conduct their own inquiries concerning the marketing material presented or provided by Ray White Hobart