

# 9/7 Lynton Avenue, South Hobart, Tas 7004

## Unit For Sale

Friday, 3 May 2024

9/7 Lynton Avenue, South Hobart, Tas 7004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 102 m2**

**Type: Unit**



Sales - [www.ewre.com.au](http://www.ewre.com.au)

0362345500

**\$474,000**

Whether your first home or a new investment, welcome to 9/7 Lynton Avenue, South Hobart. Located on the fringe of Hobart's CBD this 2 bedroom unit is in a sought after location with Sandy Bay shopping and the Hobart CBD within easy walking distance. This unit has a spacious open kitchen, dining and lounge area. The property is low maintenance and includes an easterly facing private balcony overlooking Sandy Bay and the River Derwent. There are two generous storage cupboards in the hallway as well as built in robes in both bedrooms. The bathroom containing shower over bath and vanity as well as ample room with laundry connection. Adding to the comfort and convenience, the toilet is located separately. There is a single covered OSP for the unit located at the front. This unit has been exceptionally well maintained ensuring there is nothing for you to do as the new owner. There is currently an active tenancy until January 2025. If this sounds like the perfect property that you have been searching for, and you are ready to buy now, please contact Edwards Windsor today to arrange your private inspection.