

9 Gangell Place, Herdsmans Cove, Tas 7030



House For Sale

Thursday, 18 January 2024

9 Gangell Place, Herdsmans Cove, Tas 7030

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 734 m2

Type: House



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Offers Over \$400,000

• Mt Wellington and River Derwent views • Located in a cul-de-sac • Set on a 734m² easy care level block • 3 Bedrooms. 1 with built in wardrobes • Built in 1979. Concrete block & tile construction • Large entertaining deck, partially under cover • Gas hot water. Reverse cycle air conditioning • Easy walk to the primary school, IGA & community centre • 3 OSP spaces. Fenced back yard. • Tenanted for \$430/week until 12/09/2024 • 5-minute drive to the Green Point Plaza shopping centre Just a 22-minute drive (approx.) to Hobart, Herdsmans Cove is close to 2 Shopping precincts which include Coles, Woolworths, a variety of specialty stores and services along with 2 major fast food outlets. This area is well serviced with a public transport system in addition to having both public and private schools ranging from Primary through to High School. Nearby Bridgewater Foreshore Trail is perfect for a picturesque walk to one of the many kid's playgrounds/parks on offer. A popular area for 1st home buyers and investors given the close proximity to services, schools, shopping and Hobart. Council: Brighton Rates: \$1,500 pa approx. Zoning: General Residential Rental Appraisal: \$450 - \$480 per week approx. BelleParker@homes have made every effort to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, guarantee cannot be assured. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.