

9 Mimosa Court, Berriedale, Tas 7011

House For Sale

Saturday, 17 February 2024

9 Mimosa Court, Berriedale, Tas 7011

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 592 m2

Type: House



Andrew Hills

0408492802

Offers Over \$595,000

Positioned perfectly in a quiet cul-de-sac, taking in mesmerizing Derwent River and MONA Views this property provides a fantastic opportunity to secure a property with versatility and extensive options for an array of buyers. Reap the rewards, the property has the potential to utilize as a dual income as two separate dwellings or for a family that needs either a granny flat or teenagers retreat complete with separate power and private entrance. The main residence presents well throughout and includes spacious living overlooking views with heat pump for year-round comfort, adjoining dining room and a great kitchen. There are two bedrooms both with built-ins, a good-sized central bathroom containing separate shower, bath, and vanity. Externally there is an expansive entertaining patio, perfect for outdoor dining, for enjoying your morning coffee or simply relax and enjoy the surroundings. The separate modern self-contained studio unit provides an open plan living layout that includes combined living/bedroom area, a timber kitchen, bathroom, and laundry with electric panel heater. There is loads of storage under along with a garage, workshop and 2 off street parking spaces. You'll find shops, busses, and schools just a short distance away, ensuring that everything you need is within reach. This property presents an excellent opportunity for buyers looking to enter the property market or expand their investment portfolio.

- Mesmerizing Derwent River and MONA Views
- Positioned perfectly in a quiet cul-de-sac
- Utilize as a dual income - 2 separate dwellings
- Main dwelling - includes views, living, dining and kitchen
- Separate modern self-contained studio unit - own utilities
- Storage under along with a garage and workshop
- Minutes to all amenities
- Approx 20 minutes to Hobart's CBD