

9 Winifred Place, Austins Ferry, Tas 7011



House For Sale

Thursday, 13 June 2024

9 Winifred Place, Austins Ferry, Tas 7011

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 577 m2

Type: House



Ian Sos Mills
0417596506

Offers over \$730,000

Located in Sunny Austins Ferry, a stone's throw from vibrant Hobart CBD, and in proximity to the Derwent Entertainment Centre and world-famous MONA. This single home has been cleverly divided into two spacious units, that are separately metered. The property has two long-term tenancies in place, the upper unit has been tenanted for eight years and the lower unit has been tenanted for fourteen years. Offering plenty of attractive attributes for investors, or families looking for combined living options. Dual kitchens, living areas, separate garages and separate entrances allow for a multitude of arrangements at 9 Winifred Place. Upstairs the unit comprises of three bedrooms, an in-unit laundry and separate living and dining rooms. Each of the three bedrooms includes built-in wardrobes, and are serviced by the centrally located bathroom. For added comfort, the large bathroom, inclusive of bath and shower, is separate from the water closet and laundry. A renovated kitchen adjoining the dining area is kept separate from the 'L' shaped living room. Downstairs the two-bedroom unit is serviced by a combined bathroom/laundry and a modern open-plan living zone. A compact living solution ideal for low-maintenance tenants, or extended family living onsite. Benefitting from an easterly aspect, capturing all-day sun and views. The property is situated in a quiet cul-de-sac, and both units offer level access, the upper unit accessible via a ramp. Located near lifestyle amenities, 17km from Hobart CBD, presenting an ideal investment opportunity. Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact, accordingly all interested parties should make their own enquiries to verify this information.