

14 Wilga Road, Risdon Vale, TAS, 7016



House For Sale

Friday, 30 August 2024

14 Wilga Road, Risdon Vale, TAS, 7016

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Mark Weaver
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Private and elevated family home or investment

Perched perfectly on the upper side of a quiet, no through road, this solid brick construction will suit first home families or savvy investors looking for a high yield addition to the portfolio. With the local shops, service station, parks, and primary school all within 5-10 minutes walking distance, this sturdy abode is both convenient and practical.

The north-east facing home features a spacious entry hall, welcoming you into a light filled living space, complete with imperious views out over the suburb and beyond. A well-appointed kitchen and adjoining dining room have been cleverly connected to the lounge room, creating a seamless and effective transition.

Accommodation includes three good sized bedrooms, two being carpeted, whilst the third boasts original polished boards. The home is serviced by a neat, functional bathroom, featuring a combined bath/shower and vanity, with the toilet located separately for your convenience. The property has been made more energy efficient, combining new aluminium framed windows, new colorbond roof, and large reverse cycle heat pump - such a bonus during those cold Hobart winters.

A fenced, secure yard is generous in size and has been terraced to create a flat, usable space.

Combining a sealed, undercover al-fresco entertaining area with a large reserve at the rear boundary, it really is a private and serene space to spend time with your family.

The property includes a secure under house garage with loads of potential for additional storage space (STCA), as well as a concrete parking bay for additional off-street parking.

Risdon Vale is an emerging Eastern shore suburb, popular with young families seeking an easy, suburban lifestyle. It is located perfectly to provide easy access to the Hobart CBD (15-minute drive) or Glenorchy CBD (12-minute drive) and is well serviced by an array of shops, parks and school. With the beautiful Risdon Brook Park/Dam reserve on your doorstep, this property offers the ultimate combination of convenience and space.

Contact Mark Weaver to ensure your inspection today.

- Solid brick construction, north-east facing
- Situated on a quiet, no through road
- Open plan living zone, urban views
- Under-house garage, covered outdoor entertaining
- 5-minute walk to park, shops + 10-minute walk to primary school

Council Rates: \$1,200 (Approx. p.a.)

Water Rates: \$1,100 (Approx. p.a.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.