

**16 Acacia Crescent, Gagebrook, TAS, 7030**



**House For Sale**

Tuesday, 3 September 2024

16 Acacia Crescent, Gagebrook, TAS, 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Perfect First Home or Investment

Nestled in the northern suburb of Gagebrook, within the Brighton Shire, 16 Acacia Crescent offers an exceptional opportunity for both first-home buyers and investors. This solid brick home, built in 1982, is situated on a 461m<sup>2</sup> easy-care block, providing a neat and tidy presentation throughout. The property features two comfortable bedrooms, a well-maintained bathroom with a separate toilet, and an open-plan kitchen, dining, and living area, ideal for modern living.

A reverse cycle heat pump ensures year-round comfort, keeping the home warm in winter and cool in summer. The property also boasts plenty of off-street parking, and the fenced backyard offers a safe and secure space for children and pets to play. From the home, you can enjoy a lovely outlook with a glimpse of Mount Wellington, adding a touch of natural beauty to the everyday.

Gagebrook's location is highly convenient, with Glenorchy just a 15-minute drive away and Hobart City Centre approximately 25 minutes, providing easy access to all major services. The nearby suburb of Bridgewater, along with Gagebrook, is just minutes from two shopping centres featuring Coles and Woolworths supermarkets, cafés, variety stores, chemists, and doctors' offices. Several primary schools and a high school are also close by, making it an ideal location for families. Additionally, the property is conveniently located near a bus route, ensuring easy access to public transport.

This diverse area is well-connected to the public transport system, offers picturesque views of Mount Wellington, and is highly sought after by first-home buyers and investors alike.

### Key Features:

- 2 bedrooms, 1 bathroom with separate toilet
- Open-plan kitchen, dining, and living area
- Reverse cycle heat pump for year-round comfort
- Fenced backyard, ideal for children and pets
- Off-street parking
- Close to shops, schools, and transport
- Near a bus route for convenient public transport access
- Council rates approximately \$1,500 per annum
- Rental appraisal of \$350 - \$370 per week

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.