

**2/62 Ruth Drive, Lenah Valley, TAS, 7008**



**House For Sale**

Friday, 30 August 2024

2/62 Ruth Drive, Lenah Valley, TAS, 7008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Sound secure home with tranquil views

Beautifully designed low maintenance two-bedroom, one-bathroom unit with stunning views of kunani/ Mt Wellington. The home is superbly built and stands as a testament to enduring craftsmanship, providing a very secure home and reliable foundation for your next chapter. Whether you're a first-time buyer, downsizer, or investor, this property offers an ideal balance of practicality and potential.

Inside, the layout is thoughtfully arranged to maximize space, light and functionality. The two bedrooms are well-proportioned with built in robes and large windows, while the bathroom is both functional and accessible. The open plan living area provides a large welcoming space to relax or entertain, and the stunning views of kunani/Mount Wellington create a calming backdrop to your everyday life. The home is well serviced with solar panels and heat pump hot water system, reducing your ongoing costs.

The fully fenced yard is perfect for kids or pets and includes a carport. The courtyard is perfect for entertaining and is surrounded by beautiful low maintenance gardens adding to your privacy.

Situated in the sought-after Lenah Valley neighbourhood, this unit benefits from a convenient location close to local amenities, parks, and transport options including a bus stop just outside. Moments away are highly sought after schools, both public and private, and lots of conveniences with Hill St Grocer, the Augusta Road cafes and just 10 minutes to the CBD. Whether you're looking to move in or rent out, this property offers an excellent opportunity to secure a home that's built to last in one of Hobart's most desirable suburbs.

Built: 1994

Construction: Brick

Heating: Reverse cycle heat pump.

Council Rates: Approx. \$1,700

\* 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.