

25 Ninabah Street, Howrah, TAS, 7018



House For Sale

Wednesday, 14 August 2024

25 Ninabah Street, Howrah, TAS, 7018

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

INVEST OR RESIDE IN A GREAT CENTRAL LOCATION

This classic brick and tile home is beautifully presented and occupies a much sought after location in Howrah. The house has a very flexible floorplan and will be of great interest to buyers looking for a fantastic first home, downsizer or addition to their investment portfolio. Howrah Beach, Shoreline Shopping Plaza, and Eastlands Shopping and Service District, several schools and many other amenities are all only a short distance away.

Built in 1964 and occupying an allotment of 561sqm, the house has great adaptability with three good sized bedrooms and plenty of living area. The combined kitchen, dining and living area is serviced by reverse cycle air conditioning. The adjacent second living area could be used for several options with plenty of space for study desks, children to play or just as a formal lounge area.

The retro kitchen is in very good condition with extensive storage and bench space. The large central bathroom is also in very good condition with a stand-alone bath, separate shower and the toilet is separate to the bathroom. There is a large laundry with plenty of storage and room for appliances and everyday essentials.

There is ample off-street parking within the driveway and a secure garage.

The grounds are fully fenced, landscaped, lawned and planted with scope to do as much or little as desired.

With under 15 minutes to Hobart's CBD and Salamanca, Howrah is a great lifestyle location with beaches and recreational facilities all very close at hand.

This solid brick home sits in a quiet location and is bound to attract buyers looking for a home all on one level with flexibility and style.

Perfectly positioned to take full advantage of the suburb, bookended by major shopping centres, and close to the Bellerive waterfront and Bellerive Quay, with essential services, cafes, restaurants, along with numerous beaches, parks and entertainment options, this residence in the heart of Howrah, offers limitless potential to create a dream home.

- perfect first home, downsizer or investment
- flexible floor plan - three bedrooms, all with built-in wardrobes
- open-plan kitchen dining and living area leading to a second living area
- bathroom has stand-alone bath and separate shower, separate toilet
- reverse cycle air conditioning
- single garage plus further off-street parking
- fully fenced and well-maintained property
- walking distance to beaches, schools, public transport and Shoreline Plaza
- short commute to Hobart's CBD and Salamanca
- currently tenanted at \$500 per week and the tenants would like to stay on if an investor purchases the property

If you require any further information, please contact to the listing agent Graeme Lawler on his mobile phone or email.

PLEASE NOTE: inspections of this property are either at Saturday open homes or on Wednesday's between 10.00am and 10.30am. For the Wednesday inspections, you will need to book in, within that half hour time slot, to see the property with Graeme

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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.

