

**5/1A Sayer Cres, Sandy Bay, TAS, 7005**



**House For Sale**

Wednesday, 14 August 2024

5/1A Sayer Cres, Sandy Bay, TAS, 7005

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ben Vance

0362209100

## **Top floor apartment with water and mountain views**

This stunning mid-century apartment is a fantastic first home or savvy investment. Showcasing an expansive triple aspect stretching from the River Derwent and Wrest Point Casino views looking south, to the imposing Kunyani in the north-west direction, also providing a warm and sunny aspect. Positioned conveniently on the doorstep of Sandy Bay Village and just a hop, skip and a jump down to the water's edge, the Royal Yacht Club, Derwent Sailing Squadron and walking trails leading to Battery Point and Salamanca.

Situated on the top floor and bathed in natural sunlight, the main living and dining is a generous size and leads directly on to a balcony. The large modern kitchen features induction cooking, a tiled splash back and a generous combined laundry space. There are two bedrooms, the master being generous and featuring built in robes and the smaller room enjoying wonderful views across the waterfront. The bathroom is well-appointed and features a shower over the bath, vanity and toilet.

There is also undercover parking for one car and a large secure storage room, whilst lovely communal gardens surround the building.

Offering lots of convenience with easy access from Sayer Crescent allowing you to walk to the local shops, cafes, bars and restaurants. The University is also within easy walking distance and the CBD of Hobart is just a short drive away, this apartment will certainly have you ticking all the right boxes for first home buyers, professionals and investors.

Currently tenanted at \$ 520 per week with flexible options to extend or acquire vacant possession.

For further information or to arrange a private inspection, please contact Ben Vance.

Body Corporate Fees: \$4,595.80 per annum approx.

Council Rates: \$2,100.00 per annum approx.

Water Rates: \$1100.00 per annum approx.

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. Any and all imagery displaying outlines, measurements or locations are approximate for marketing purposes only. Please refer to the title documents supplied. Accordingly, all interested parties should make their own enquiries to verify this information.