

**1/2A Jabez Crescent, Lenah Valley, TAS, 7008**



**Townhouse For Sale**

Wednesday, 14 August 2024

1/2A Jabez Crescent, Lenah Valley, TAS, 7008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: Townhouse**



Colin Miller

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## North Facing Villa with Big Views

With an elevated, north facing position and big valley and river views - this is an affordable, well-presented brick villa right on the City fringe.

This unit currently has no body corporate outgoings and is one of only two units on the strata. It represents a perfect start to your real estate journey, provides a city pad bolt-hole, or a reliable addition to your investment portfolio or SMSF with an estimated return of \$420pw to \$450pw. Downsizing retirees would also find good value and a peaceful life here.

Built to last in the early 1980s the sturdy brick and tile building has been well maintained and offers just the right amount of garden space to enjoy but also easy to keep on top of.

Benefitting from a sizeable garage and workshop/storage area, there is plenty of room to indulge your hobbies, crafts, store the toys, or simply lock up your car.

Close to popular schools, New Town shopping centre, cafés and eateries, sports and recreation grounds, metro transport, and only a ten-minute commute to Hobart City - the proximity of this home offers a convenient lifestyle. Be early to register your interest.

- Solid construction, well maintained, with north facing aspect
- Elevated river and suburban views
- Reverse cycle air conditioning for year-round comfort
- Good sized garage, and easy-care garden
- Close to good schools, cafes, retail, transport, parks & CBD

Council rates: \$1,416.00

Water rates: \$988.00

Body corporate: none

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