

1/205 Bathurst Street, West Hobart, Tas 7000



Unit For Sale

Monday, 1 July 2024

1/205 Bathurst Street, West Hobart, Tas 7000

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 161 m2

Type: Unit



Ben Vance

0362209100

Price Guide: \$750,000

Located on the thriving fringe of the CBD in West Hobart is this detached villa that enjoys an elevated position that deliver spectacular city and water views. This location provides a life full of convenience for the city dweller, and the position combined with the potential to add value to the property would appeal to an investor looking to secure a strong city performer. The property is of generous proportions and offers 108m² of accommodation upstairs with a further 53m² downstairs that currently comprises of a single garage and workshop and/or storage area. Enjoy the stunning views from the living area and the main bedroom looking down the river and to the City Centre. Parking is always important in the city and this property offers a large lock up garage combining with another single parking space. Situated at the rear of only two on the block adding privacy and a noise buffer from Bathurst Street. Being built in 1976 this property offers lots of originality with scope for the new owner to renovate according to their own criteria and personal preference. What an opportunity to purchase your next home in a great location and set yourself up for many years to come with endless conveniences surrounding this location. Additional benefits include common land that can be enjoyed and no active body corporate meaning there are no unnecessary fees to pay. For further information or to arrange your inspection please contact Ben Vance. Approximate council rates \$ 2000 per annum Approximate water rates \$ 1,100 per annum Rental Estimate: \$530 - \$560 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.