

**1/3A Montagu St, Mount Stuart, TAS, 7000**



**Unit For Sale**

Wednesday, 14 August 2024

1/3A Montagu St, Mount Stuart, TAS, 7000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

### **Starter, downsizer or investment...**

Occupying an address in a highly sought-after enclave this 2-bedroom unit would be the perfect first home, downsized, or a savvy investment option to add to the portfolio. Montague Street in Mount Stuart provides easy access to North Hobart, Lenah Valley, and New Town with restaurants, cafes, and plenty of additional amenities very close at hand in any given direction. The ground floor unit enjoys ample welcome sunlight and the outlook is both private and has a lovely leafy outlook.

The unit is well laid out to include an open plan living and dining area with a well-proportioned kitchen with good cabinetry and bench space. The master bedroom has built-in robes and the second bedroom makes an ideal optional sunroom/office space with a bank of windows that allow for all-day sun. The bathroom includes a bathtub and is fitted to accommodate laundry facilities. There is also a walk in store room.

Unit 1 has the advantage of opening onto an undercover outdoor entertainment space with bi-fold glass doors that provides a year-round option for relaxing and alfresco dining. There is the provision for 1 car space and good public transport routes are close by. There are shopping hubs, great school options, and many recreational parks and hiking trails all just a short commute with the Calvary Private Hospital and the heart of North Hobart in walking distance. This unit provides low-maintenance fuss-free living in a fantastic location.

Council rates approx \$1,500.00 approx pa

Water rates approx \$1,100pa excluding usage

Rental estimate \$380.00 - 410.00pw

Body Corporate fees \$430.00 approx per quarter

\*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.