

3a Dalkeith Court, Sandy Bay, Tas 7005



Unit For Sale

Monday, 1 July 2024

3a Dalkeith Court, Sandy Bay, Tas 7005

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 166 m2

Type: Unit



David McLeod
0438443658



Daniel ten Broeke
0408241814

Offers Over \$845,000

Set back from the road in a private location, this two-level unit features a versatile floor plan with up to five bedrooms, two bathrooms, a spacious kitchen, and a light-filled living and dining area. Conveniently located in prestigious Sandy Bay, this property presents an excellent opportunity for an investor to expand their portfolio. Currently leased at \$675 pw until January 2025. The partially open plan living and dining area is bright and airy, with large sliding doors leading to a private balcony offering expansive views of Mt. Wellington. A reverse cycle air conditioner ensures year-round comfort. The neatly presented kitchen provides ample storage space with a large pantry and additional seating at the breakfast bar. Accommodation spans across both levels, featuring up to five generous bedrooms, three of which have built-in robes and two with air conditioners. The downstairs area boasts a flexible layout with a large bedroom/rumpus room, ideal as a master bedroom, teenager's retreat or second living area, and a fifth bedroom suitable as a home office or study space. Each floor includes a spacious bathroom for added convenience. The separate laundry room offers ample storage space. The fully fenced yard is low maintenance, with paved access to the clothesline and the balcony provides a perfect spot to enjoy views of Mount Wellington. A concrete driveway leads to a single carport, and additional off-street parking. Situated in the highly sought-after Sandy Bay area, this home is within walking distance of the UTAS campus, Wrest Point Casino, and several beaches. Public transport is nearby, and it's just a short commute to the Sandy Bay Road shopping precinct and the Hobart CBD, where you'll find a wide range of shops, cafes, restaurants, doctors, prestigious schools, and more.

- Set back from the road in a private location
- Located in prestigious Sandy Bay
- Spacious kitchen with ample storage and breakfast bar
- Light-filled living and dining area with large sliding doors
- Private balcony with views of Mt. Wellington
- Reverse cycle air conditioner for year-round comfort
- Versatile floor plan with up to five bedrooms
- Two spacious bathrooms and separate laundry with ample storage
- Fully fenced, low maintenance yard
- Private balcony with views of Mount Wellington
- Single carport and additional off-street parking
- Proximity to UTAS campus, Wrest Point Casino, and several beaches
- Short commute to Sandy Bay Road shopping precinct and Hobart CBD
- Ideal opportunity for investors to expand their portfolios
- Council rates approx. \$2,800pa
- Water rates approx. \$1,240pa
- Rent appraisal \$700 - \$780
- Currently leased at \$675 pw until January 2025.