

**4/29-33 Moir Road, Kingston, Tas 7050**



**Unit For Sale**

Monday, 8 July 2024

4/29-33 Moir Road, Kingston, Tas 7050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Unit**



Mark Weaver  
0418224840

## Offers over \$515,000

Notably orientated to the north, this perfectly located, sun drenched villa is sure to excite downsizers, retirees, first home buyers, and savvy investors alike. With captivating views across Kunanyi Mt Wellington and located close to shopping centres, schools, and services, this 2 bedroom, rendered brick villa is 1 of only 6 in a quiet, well maintained complex. The property will excite retirees and downsizers, with its flat terrain and single level construction, combined with peaceful setting and proximity to medical centres and the city. First home buyers will find the ideal blend of affordability, space, and location, whilst investors will be impressed by the combination of strong yield and capital growth potential. The villa features a spacious, open plan living zone, leading onto a lovely balcony from which to enjoy your morning cuppa and take in the stunning mountain vistas. Incorporating a smart tile splashback, classic cabinetry and benchtops plus quality appliances, the adjoining contemporary kitchen is both practical and stylish. Two carpeted bedrooms are generous in size and include built ins, whilst the neat two-way bathroom features a toilet, shower and vanity and is cleverly located to act as an ensuite to one of the bedrooms. The property is very energy efficient, combining large windows, ceiling/floor insulation, and reverse cycle heat pump with the warmth provided by north facing natural sunlight - such a bonus during these cold Hobart winters. The villa can be accessed via an undercover carport and is surrounded by well-maintained, easy-care gardens, cool courtyard, and those ever-present mountain views. Kingston is a town nestled some 12 km south of the Hobart CBD and serves as the gateway to the D'Entrecasteaux Channel region and beautiful Huon Valley. With one of Australia's best regarded food bowls on its doorstep, Kingston is one of the fastest-growing regions in Tasmania. Kingston has three major shopping centres, and is home to a pair of public schools, plus three private Christian schools. Contact Mark Weaver to ensure your inspection today.

- Modern, rendered, spacious, single-level
- Entertaining deck, mountain views
- Generous kitchen, tile splashback, Euro appliances
- Undercover carport, easy care gardens/courtyard
- Energy efficient, insulated, north-facing

Council Rates: \$1,500 (Approx p.a.)  
Water Rates: \$1,000 (Approx p.a.)  
Body Corporate/Strata Insurance Fees: \$800 (Approx p.a.)  
Rental Estimate: \$450 - \$480 per week.

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.