

**4/8 Binney Ct, Sandy Bay, TAS, 7005**

RIPPLE

**Unit For Sale**

Wednesday, 14 August 2024

4/8 Binney Ct, Sandy Bay, TAS, 7005

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Warwick Page  
0362280895

## **Set-and-forget living with stunning views**

Comfortable, stylish, and with magnificent views over Hobart's two dominant landmarks - kunanyi/Mt Wellington and the Derwent River - this sunny two-bedroom apartment's prime location just 10 minutes from central Hobart makes it an unmissable opportunity for astute investors or buyers looking for a convenient and quiet place to call home.

Situated on the top level of a small complex of four units, the double brick building has been completely re-wired - a significant task already taken care of for you.

Sun-drenched and spacious, the living room is made even more inviting with a wood fire for additional warmth during the chilly winter months. There is room for dining and easy access to the deck, which is the perfect vantage point to take in the glorious river views that stretch from the Tasman Bridge and Eastern Shore beyond, right across to Wrest Point casino - equally stunning by day or with sparkling city lights in the evening.

The generous kitchen has ample storage and bench space, there's even room for a small breakfast bar. Both bedrooms are a great size and have built-in wardrobes and a pleasant outlook towards the mountain, plus there is a small but handy study.

A vanity and wide walk-in shower are included in the bathroom, with the toilet adjacent, and double-glazed windows in both areas. Downstairs, you will find an oversized single garage with additional storage space available, off-street parking, and a shared leafy yard.

The property is currently operating as an Airbnb and comes with a proven track record as successful short-stay accommodation. You can purchase this superb property vacant, or with the existing furniture included - so that you can reap the rewards of your investment without delay.

With Hobart's CBD only a short drive away, and Salamanca's restaurants and bars and Sandy Bay shops even closer - you will have all amenities at your fingertips, without that crowded inner-city feeling. There is a bus service along Churchill Ave or Sandy Bay Rd, the University of Tasmania is less than 1km away and there are sought-after schools nearby, plus beautiful local beaches and recreation areas within walking distance.

Its exclusive and convenient location makes this low-maintenance property a very attractive investment or a quality home with a touch of vintage elegance. It is sure to be a popular choice, so contact Warwick today and arrange a time to inspect.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.