

**10/287 Churchill Avenue, Sandy Bay, Tas 7005**



**Villa For Sale**

Tuesday, 2 July 2024

10/287 Churchill Avenue, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 114 m2**

**Type: Villa**



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**\$725,000 - \$765,000**

Located in a much sought-after location of Sandy Bay and close to Hobart and the University of Tasmania is this rare two-storey 4-bedroom villa at an affordable price with huge investment potential. If you are a first home buyer, please note stamp duty for purchases up to \$750,000 incur \$0 stamp duty - a saving of up to \$28,000! The stand out features compared to others on the market would have to be its size, private location, leafy/tree top surrounds and a warm, homely feel that we all crave. There is ample glazing throughout with greenery all around, fabulous cabinetry/shelving and the kitchen is great with plenty of bench/cupboard space and a dishwasher. Plus, you have your own large courtyard! Venturing to the outside of the property there is a huge paved entertainment area that is perfect for BBQs and entertaining, the backyard is fully enclosed and there is a carport for parking. The location is excellent being within close proximity to all shops and services and within a few km from the Hobart CBD and moments to Wrest Point Casino, Battery Point and the Salamanca entertainment district. With a current 3 bedroom unit median price at \$970,000 (realestate.com.au May 2023-June 2024) Sandy Bay is well regarded as one of Tasmania's most premiere suburbs with easy access to Hobart's CBD and world-famous Salamanca, it is home to Nutgrove Beach, Wrest Point Casino and great local shopping, trendy cafes and excellent schools. Key features:

- Ample storage and the possibility of developing upstairs further through the spacious storage zone
- Open plan living on ground floor
- Spacious private courtyard on title with shed
- Great views from expansive glazing in rooms, including Mt Wellington
- Recently painted with new flooring in bathroom and kitchen
- 3 toilets
- Shower over bath
- Dishwasher in kitchen and plenty of storage
- Single off street parking car port space
- Blue-chip location, close Long Beach Reserve
- Adjacent public transport, parks, local shops & cafés
- Low maintenance investment or ideal lock up & leave

About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. 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