

**11/19b Cheltenham Street, Montrose, Tas 7010**



**Villa For Sale**

Sunday, 23 June 2024

11/19b Cheltenham Street, Montrose, Tas 7010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 88 m2**

**Type: Villa**



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**\$435,000 - \$475,000**

Presenting a fantastic opportunity for a downsizer (pensioner downsizing concessions have been extended under the new government bill); first home buyer (no stamp duty applicable for purchases to \$750,000 made from 18/2/2024 after the government bill passed on 11/6/24!) or investor, you won't find a property like this in the current market so close to Hobart. Further property growth awaits and this unique opportunity would make for a great long term hold. Conveniently positioned just moments from everything that the bustling Main Road retail and cafe strip as well as the Hobart CBD (just under 15 minutes away) has to offer, this property is the perfect level access, spacious and low maintenance option that puts lifestyle and accessibility at the forefront of your future. Set back from the road for added privacy, this property presents an ideal blend of peace and proximity. This level access stand-alone villa is provided by two generously sized bedrooms, both with large built-in robes and serviced by a central bathroom and separate toilet. Practicality meets accessibility with a secure lock up garage and an upgraded kitchen allowing you to move straight in and enjoy. Step aside and you will realise that this is a villa with space! The property comes with a spacious level yard, and for those with a green thumb, you'll have an opportunity to cultivate your very own vegetable garden with plenty of space. This truly is the perfect level access and low maintenance option for anyone looking for an exceptional blend of a quality property inside and out as well as for privacy, proximity, and accessibility. - Close to shops, transport, and services - Set back from the road for added privacy - Low maintenance and level - A well-equipped open plan kitchen - Features a heat pump - Two generously sized bedrooms with large built-ins - Secure lock up garage with level access - Security alarm

Get to know Montrose Set between Glenorchy and Rosetta, Montrose is around 8km (a 15-minute drive) from the Hobart CBD. A largely established suburb, Montrose enjoys beautiful mountain and water views, and is close to schools and services.

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.