



**SOLD**

## PERFECT 1ST HOME OR INVESTMENT PROPERTY - CLOSE TO EVERYTHING!

Fantastic first home or investment in the heart of Warrane, 3 minutes to Eastlands and Rosny Park, 4 minutes to Bellerive and 8 minutes to Hobart CBD!  
Set high on Amundsen Crescent on 350 square meters of land, this neat and tidy home offers 105 square meters of living space, complete with 2-3 off street carparks, reverse cycle aircon and fully enclosed private backyard. As you enter the home, you will be greeted by hall offering access to the three bedrooms, bathroom and open plan living and dining area. The kitchen is neat and functional and adjoins the family dining and lounge. A separate internal laundry and toilet are located off the dining area with a second external access. The property is fully fenced and offers private side and back yards. This property has everything you need to start living your family ownership dreams. Don't miss out on this amazing opportunity to get into the market. Please contact Ben using the links on this page for a private inspection or further information, virtual inspection available, call or email for details.

- Land 350m2 approx
- Home 105m2 approx
- Rental estimate \$465 - \$475pw
- non-active strata - no fees

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$440,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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