



FOR SALE

STRONG RENTAL RETURNS, PITT WATER VIEWS & EXCEPTIONAL VERSATILITY

A perfect first home or rental opportunity awaits.....

Combining contemporary interiors, impressive outdoor entertaining and an appraised rental return of \$650 per week, this beautifully presented three-bedroom, two-bathroom home offers an outstanding opportunity for investors seeking immediate income and long-term appeal. Conservative in appearance from the street, the home opens up into a world of privacy, seclusion and views in a rarely found combination.

The heart of the home is the spacious, light-filled open-plan living and dining area, complemented by a stylish modern kitchen featuring sleek cabinetry, quality appliances, generous bench space and a substantial island bench.

Large sliding glass doors connect the living area to an expansive, approximately 32 m² entertaining deck, perfectly positioned to capture the sunny north-easterly aspect and picturesque views across Orielton lagoon. This wonderful indoor-outdoor connection creates a highly appealing living environment and is a genuine standout feature of the property.

Accommodation comprises three bedrooms with built-in wardrobes, serviced by two bathrooms, including a beautifully renovated main bathroom featuring a freestanding bath, separate shower and contemporary vanity.

The property's appeal extends well beyond the main living level, with the lower level offering a rumpus and extensive utility areas providing valuable additional storage and flexibility, while the separate garage/workshop and secure roller-door access offer practical off-street parking and convenient access along the side of the home.

The backyard is particularly private, with established fencing and a generous lawn area providing an attractive outdoor space for families and tenants to enjoy.

For investors, the numbers are equally appealing. Currently returning \$650 per week, equivalent to \$33,800 per annum, the property offers an established rental income stream, complemented by modern improvements and features that should continue to appeal to the rental market.

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over \$725,000

OPEN FOR INSPECTION:

N/A

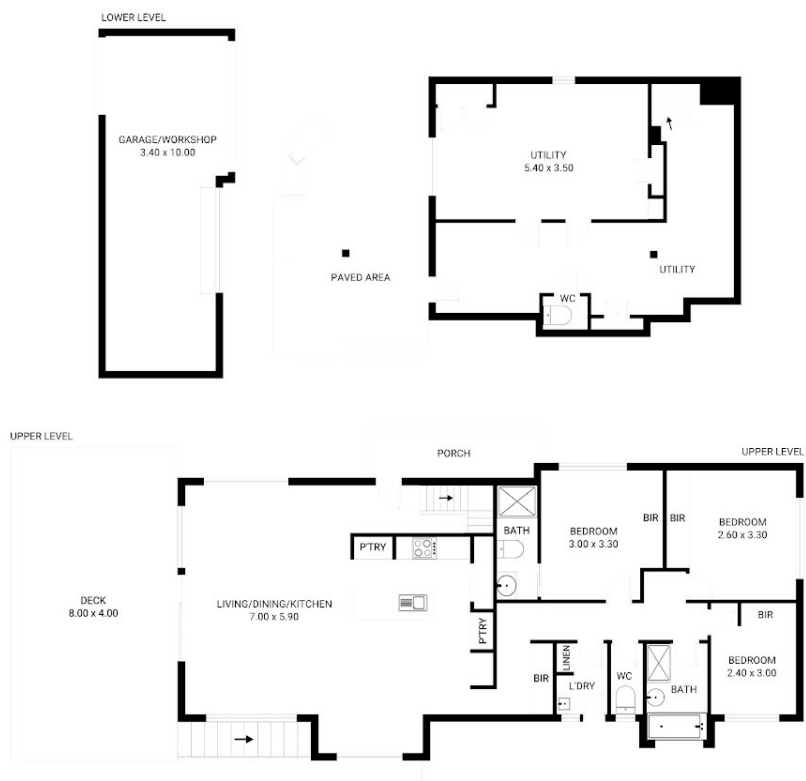


Ben Palmer

0417556731

benpalmer@atrealty.com.au

hobarthomes.com.au



39 Third Avenue, Midway Point

Total approx. house area: 109 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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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.