

New Town, 11/5 Augusta Road

New Town - Light, Bright and Affordable!

Ant's "Fluff-Free" Description...

Snap this up before someone else does!

This solid 1969-built unit is all about convenience, comfort, and character - minus the fluff.

Whether you're a savvy investor, a first-home buyer, or just someone who appreciates a well-built classic, this one is worth your attention.

What You'll Love:

* Elevated Outlook & Natural Light: Perched in an excellent position, this unit enjoys an interesting elevated outlook from every window. Plus, it's bathed in beautiful Eastern morning sun - perfect for those who love a light-filled home.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Offers over \$325,000

View

Sat 10th May @ 11:30AM - 12:00PM

Contact

Ant Manton

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LJ Hooker Pinnacle Property
(03) 6272 8177

* **Solid & Reliable:** Built in 1969, this double-brick and concrete beauty has stood the test of time. It's sturdy, soundproof, and holds heat in winter while staying cool in summer. No flimsy plasterboard here!

* **Retro Charm Meets Modern Convenience:** Featuring original timber pelmets and matching light fittings that give it a touch of character, while the electric Westinghouse oven with ceramic hotplates and the NBN connection ensure it's ready for today's living.

* **Level Access & Easy Living:** Forget stairs-this unit offers seamless entry from the street straight to your front door. Ideal for downsizers, those with mobility concerns, or anyone who just prefers a hassle-free entrance.

* **Above-Average Storage:** You won't be short on space here! A full-height cupboard in the hallway and a walk-in robe in the bedroom mean there's plenty of room to keep things tidy and organised.

* **Year-Round Comfort:** The solid walls do a great job of regulating temperature, and the wall radiator in the bathroom adds a little extra warmth for those chilly mornings.

* **No Fuss Maintenance:**

* A tenant is paid to handle the wheelie bins - so you don't have to think about garbage day.

* A gardener and cleaner come regularly to keep the common areas looking sharp.

* The front and back doors are unlocked daily from 9 AM to 9 PM by a helpful tenant - talk about convenience!

* **Single Carport Included:** No need to battle for parking-your numbered carport is securely yours, tucked at the rear of the complex.

* **Strong Foundations:** While the unit itself remains untouched, the roof of the entire building was replaced a few years ago, ensuring a solid structure over your head for years to come.

Location Perks:

* Nestled in New Town, just minutes from Hobart CBD.

* Easy access to public transport, local shops, and trendy cafes.

A quiet, well-maintained complex with a great community feel.

Ideal for investors, first-home buyers, or those looking to downsize without compromise.

Onwards and upwards to your New Town starter!

"I Work Harder - It's THAT Simple!"



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PLEASE NOTE: The Photos and Video for this property have been digitally styled to make the Unit look prettier than it does in real life...

Disclaimer: 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.

More About this Property

Property ID	5XDTFCS
Property Type	Unit
House Size	55 m2
Land Area	66 m2
Including	Toilets (1) Built-in-Robes

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

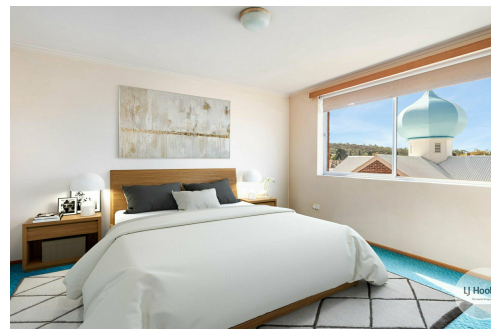
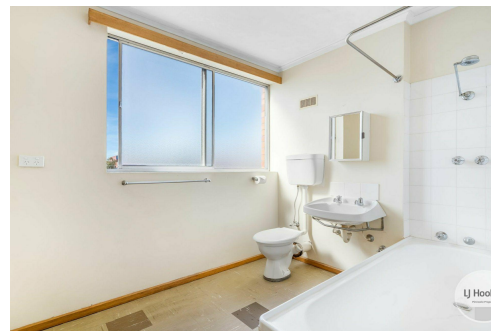
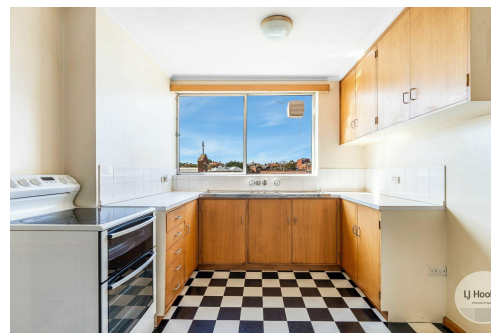
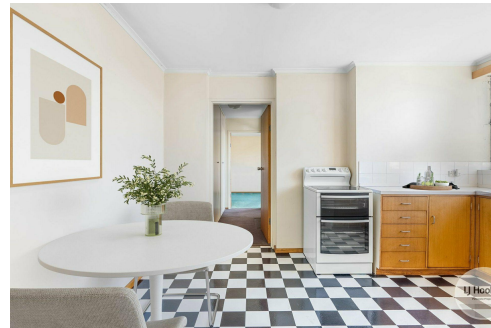
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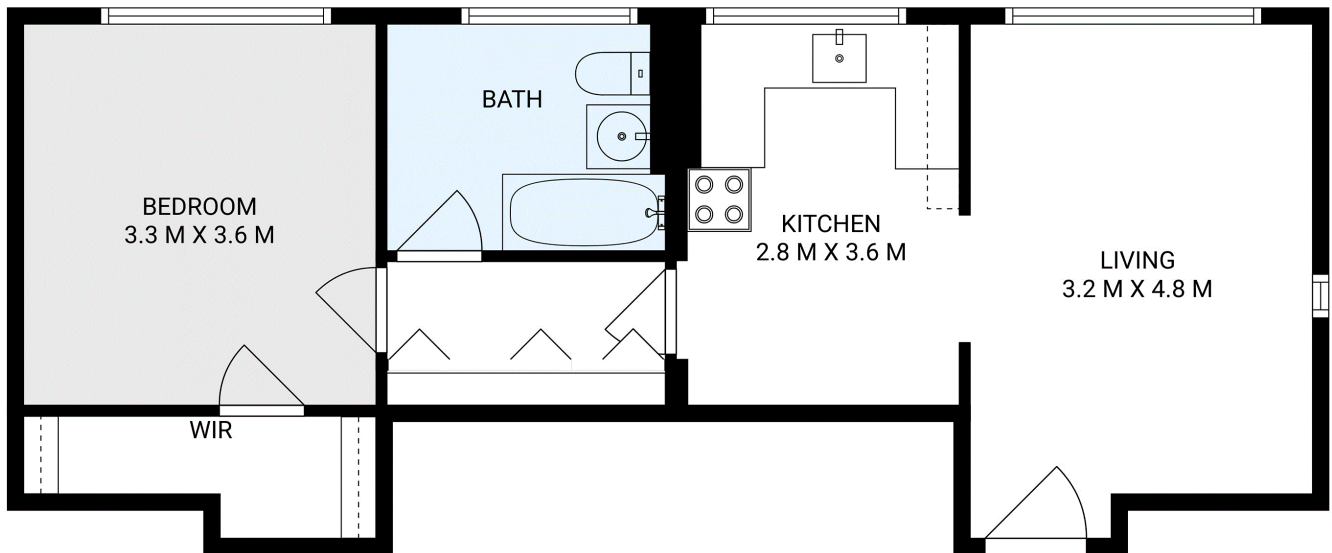
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House area: 55 sqm

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

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