



Perfect for an Astute Investor

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## 31 Spinifex Road, Risdon Vale

Sold for \$305,000 (Jun 15, 2020)

If you have been looking for a great quality investment then this property is well worth your time to inspect. Currently tenanted for a further 11 months at \$350 per week, with a tenant wishing to stay long term this property certainly stacks up.

This lovely weatherboard home has been renovated throughout and with a great tenant in place is ready to be added to your investment portfolio. The wooden kitchen has great storage with overhead cupboards and includes a dishwasher for convenience. There is also a lovely dining area that flows through to the lounge room. The lounge room is comfortably heated with a reverse cycle air conditioner and offers plenty of space and is beautifully decorated.

With three bedrooms this property makes an ideal home for the family, the main bedroom includes a large builtin wardrobe. The other two bedrooms are both of a good size and one has a built in robe also. The bedrooms are all light and bright and two have the added bonus of sliding doors that lead out onto a large sunny entertainers deck.

The bathroom includes the added luxury of a claw foot bath which is unique. There is also a separate laundry.

Outside the home there is a large level fully fenced backyard with a fantastic shed. The shed could easily double as a playroom, an additional living space or a place to park your cars, the

<b>Property ID:</b>	L1489528
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	88
<b>Garages:</b>	2
<b>Open Parking:</b>	2
<b>Land Area:</b>	614.0 sqm

**Tanya Burns**  
0414789410  
tanya.burns@es.rh.com.au

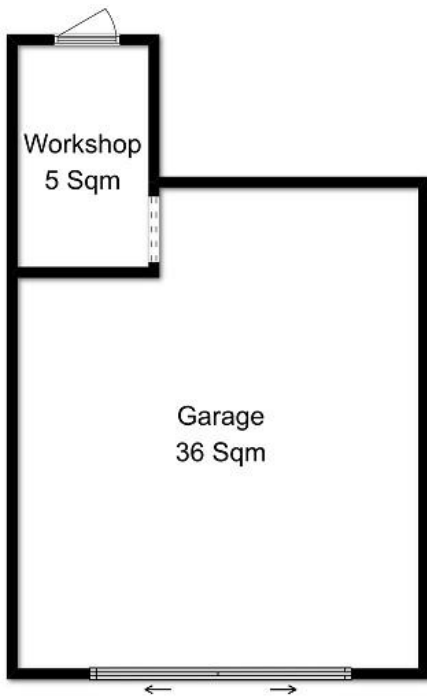
opportunities are endless. It also has a workshop area and plenty of storage. There is also a great space to BBQ and entertain.

The front of the property is easy care with a concreted driveway and a modern picket fence. This home really does have loads of street appeal and is neat as a pin.

Located in a central location within walking distance to local schools, shops and public transport, Risdon Vale is only 15 minutes drive from the Hobart CBD.

To arrange your inspection, please contact our office using the Contact Agent link on this page and we invite you to download our free App (apple and android) from the App Store. Simply search for Raine & Horne Eastern Shore. We can notify you of new listings, inspection times and price changes as soon as they happen.

All measurements are approximate and details intended to be relied upon should be independently verified. The particulars contained in this advertisement do not form any contract. While care has been taken in its presentation, no representation is made and no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.



Approx Floor Area 88 Sqm



Fixtures & Fittings are for display only, not to scale.  
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