



12 Mildura Street, BELLERIVE, TAS 7018

Enter the market, first home buyers!

Tucked away in a quiet street with no through traffic, this home offers a lovely sense of privacy and space. It's bathed in sunlight all day and has beautiful views right across to Mount Wellington, plus you're just a short walk from Rosny's shops, cafes, medical services and public transportâ##super handy if you don't drive.

Inside, it feels warm and welcoming. There are two generous living areas with sliding

TYPE: For Sale

INTERNET ID: R24766180

SALE DETAILS

Offers over \$595,000

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doors between them, so you can keep them separate or open them up. You could even turn one into a formal dining room or a fourth bedroom if you need the extra space. The kitchen and dining are separate, and the kitchen has a great island bench, wall oven, hotplates, dishwasher and a big pantry.

All three bedrooms are roomy, and the bathroom is practical, with a second toilet outside if needed. Out the back, there's a fully fenced yard with sweet cottage gardens and plenty of privacy. At the front, there's a single carport and an extra parking spot. The house is a solid 146m², so there's loads of room to move and the layout could easily be tweaked to suit your lifestyle.

The villa is the front unit in a complex of three units, it is level for ease of access, and it is easy to maintain.

Sure, it could use a few updates, but it's neat and tidy as isâ##perfect to live in now and renovate later. Whether you're an investor or buying your first home, this one's a great place to start.

Rental return on this property is approximately \$620 - \$650 per week.

Please note: the tiny home on site is not included in the sale.

- Land Area 411.00 square metres
- Building Area: 146.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport

CONTACT DETAILS

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Total Approx. Floor Area : 150 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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