

# 1/1 Battery Square, Battery Point, TAS, 7004



## Apartment For Sale

Monday, 18 November 2024

1/1 Battery Square, Battery Point, TAS, 7004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Battery Point Icon

Nestled in the prestigious Empress Towers, 1/1 Battery Square offers a unique opportunity for discerning investors and downsizers. This splendid one and only ground floor garden unit sits serenely in the heart of historic Battery Point, blending convenience with tranquillity.

The residence boasts two generously-sized bedrooms and a brand new bathroom/laundry, catering to the needs of those seeking a low-maintenance yet stylish lifestyle. The unit is tastefully furnished throughout, including essential white goods, ensuring a seamless transition for the new owner.

The rare luxury of ground floor access is complemented by views out to the verdant garden where one can unwind amidst nature's embrace. Additionally, the property offers an exclusive rooftop space, perfect for entertaining guests while savouring the panoramic views of the Derwent River.

Investment-wise, the unit is a treasure trove with a history of long-term tenancies. Features include an allocated parking space, a handy storage locker, a reverse cycle heat pump for year-round comfort, and a recently upgraded lobby that enhances security.

Imagine the convenience of being mere steps from the vibrant Salamanca district, while enjoying the peace of a very quiet location. This is not just an apartment; it's a sanctuary in the city, a rare gem in the bustling heart of Hobart. For the astute investor or the perceptive downsizer, 1/1 Battery Square is a proposition too enticing to overlook.

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