

**14 Innaloo Street, Waverley, TAS, 7250**

**House For Sale**

Tuesday, 26 November 2024



14 Innaloo Street, Waverley, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Fantastic Investment Opportunity!

Positioned in a quiet street close to Waverley Primary School and with happy long term tenants, this low maintenance 3 bedroom family home will make a fantastic investment as all the hard work has been done!

Features include:

- 3KW Solar Power system
- Cladded with easy care imitation weatherboards
- 3 bedrooms (2 with built in wardrobes)
- Spacious updated bathroom with toilet and walk in shower
- Sunny updated kitchen/dining area
- Convenience of 2 reverse cycle air conditioning units (heatpumps)
- Re-wired and re-plumbed
- Security system and cameras
- Large rear north facing undercover deck - perfect for BBQ's and family time
- Double carport and off-street parking, backyard access, room for caravan/boat
- 2 large sheds/workshop (both with power connected)
- Only 200m walk to Waverley Primary School
- Lovely outlook and secure low maintenance backyard
- Approximately 5 minute drive to Newstead shopping precinct

Council rates: \$366 p/q approx.

Water rates: \$ 300 p/q approx.

Building size: 95m2 approx.

Land size: 668m2 approx.

Rental estimate: Currently receiving \$380pw increasing to \$390pw Feb 2025

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.