

**2/39 Haig St, Mowbray, TAS, 7248**

**Unit For Sale**

Friday, 15 November 2024



2/39 Haig St, Mowbray, TAS, 7248

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jess Christmas and Michael Walsh

0400997101

## Private & Peaceful Unit

This neat 2 bedroom unit is set in a very private & peaceful setting. Offering a good floor plan to capture the light & sun, it makes good use of the space provided. Both bedrooms have good built-ins, central bathroom/laundry and separate toilet, a lovely sized kitchen with ample cupboards & good bench space. The heart of this home is the Nectre wood heater and baker's oven to keep the unit cosy all winter. Another useful feature is the fast NBN connection with fibre optic all the way to the dining room. Through the sliding doors from the lounge is a sunny courtyard & entertaining area, with minimal garden to maintain. There is also a generous single carport with 2nd parking space.

Convenient location within level walking distance to university, colleges and shopping centre. Situated in very close proximity to all facilities - Doctors, Supermarkets, Shopping, Bus Route & similar, the convenience of Mowbray is endless.

With a happy tenant currently in place at \$350 per week until June 2025, this low maintenance unit would be an excellent addition to any investment portfolio.

2/39 Haig St at a glance:

- Neat 2 bedroom unit with built-ins
- Open plan lounge & dining
- Nectre woodheater and baker's oven with firewood box
- Private sunny courtyard
- Garden shed for extra storage
- Generous Single carport + 1 additional parking space
- Fibre optic NBN connection
- Carpet throughout the living and bedroom areas

Additional information:

- Rental Income: \$350 per week until June 2025
- Unit size: 65sqm
- Land size: 177sqm
- Built: 1989
- Rates: approx. \$1,400pa
- Water: approx. \$1,100pa
- Body Corporate Fees: None

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