

**4/2 Derwent St, Bellerive, TAS, 7018**



**Unit For Sale**

Friday, 15 November 2024

4/2 Derwent St, Bellerive, TAS, 7018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Beach Walks and Nearby Dining

Freshly painted and with brand new carpets this 2-bedroom unit exudes 1970s vibes. What a lovely space to inhabit.

Upstairs comprises open plan living with glass sliders to a tiled deck, overlooking the water at beautiful Bellerive Beach.

The sleek kitchen is fresh and very functional with soft-close drawers and cupboards, double sink and tiled splashback. Downstairs includes two bedrooms (one with built-in wardrobes) and a bathroom with easy access to both. The laundry is included here also, and there's good storage in the above overhead cupboards.

Walk out the back door to the delightful courtyard, a great space to BBQ or enjoy the sun, adjoining a lovely, gated backyard - great for a small dog. The gardens are well-maintained and include mature trees, roses and privacy screens, plus there is a locker/shed and clothesline.

Being the end unit in a complex of four, this unit enjoys extra space for parking to the side, as well as the carport and off-street parking spot just in front, providing covered front door access.

Run to the beach for a swim, walk across the road to Blundstone Arena or the park/playground and exercise area. Bellerive is full of excellent restaurants and eateries, Salamanca Fresh and Clarence Waterfront Bistro/Pub. Leave the car at home and walk to Bellerive Bluff and catch the ferry to town.

With Rosny College nearby, this might make an excellent home for college students, or university students studying away from home. From here, the CBD is just a 5 minutes' drive, and Eastlands even less.

NBN is connected to one of the bedrooms. There is no active Body Corp, but just a shared insurance for building and common areas of \$800 per annum.

Bellerive is one of the fastest selling suburbs and holds its value. Any delay could mean missing out. Act quickly to secure this fantastic lifestyle.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

All timeframes and dimensions are approximates only.