



## Comfort and Convenience



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## 2/5 Erebus Street, Warrane

### Sold

Welcome to 2/5 Erebus Street, Warrane. This comfortable 3-bedroom, 1-bathroom home, nestled behind a white picket fence, is a perfect opportunity for first-time buyers or investors looking for an affordable property on Hobart's sunny Eastern Shore.

The home features open-plan living areas, together with an adjoining outside deck that is perfect for relaxation and entertainment – its positioning making the most of the northern sun.

The updated kitchen offers an efficient space with modern appliances making meal preparation a breeze. Just past the kitchen, the laundry area provides plenty of work space and offers access to the small rear yard.

All three bedrooms are well sized, with the two larger rooms featuring built-in robes, providing plenty of storage options. The bathroom is conveniently located at the end of the central hallway and offers a shower, bathtub, and a vanity unit.

The neutral colour palette sits well with almost all furnishings, and this property would be the perfect blank canvas for a decorative eye.

Additional features include:

**Property ID:** L25053086

**Property Type:** House

**Building / Floor Area:** 99

**Open Parking:** 1

**Land Area:** 408.0 sqm

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- easy to maintain gardens,
- off street parking,
- reverse-cycle air-conditioning, and
- wood heater.

Situated in an ultra-convenient location, this property is close to schools, shops, and public transport, making it an ideal choice for families or those seeking easy access to amenities.

The property is currently tenanted at \$460 per week to a long-standing tenant with the lease expiring June 2024. Current market trends suggest market rent is approx. \$500 per week.

Contact us today to arrange a viewing and secure your future in this delightful Warrane property.