



## 8/12 Tilyard Street MONTROSE TAS

2 1 1

Nestled in the vibrant Montrose locale, a charming villa offers a golden opportunity for investors to unlock its potential and create the perfect nest egg.

Spacious and inviting, this 74 sqm home features an open plan living area that perfectly accommodates modern living. The abundance of natural light streaming through the windows creates a bright and welcoming atmosphere, making this delightful residence a perfect choice for those seeking a comfortable and enjoyable living experience in a well-designed space.

With two generously sized bedrooms, this home provides a comfortable space for relaxation and rest. The bedrooms are spacious and well-appointed, offering ample room to stretch out and unwind.

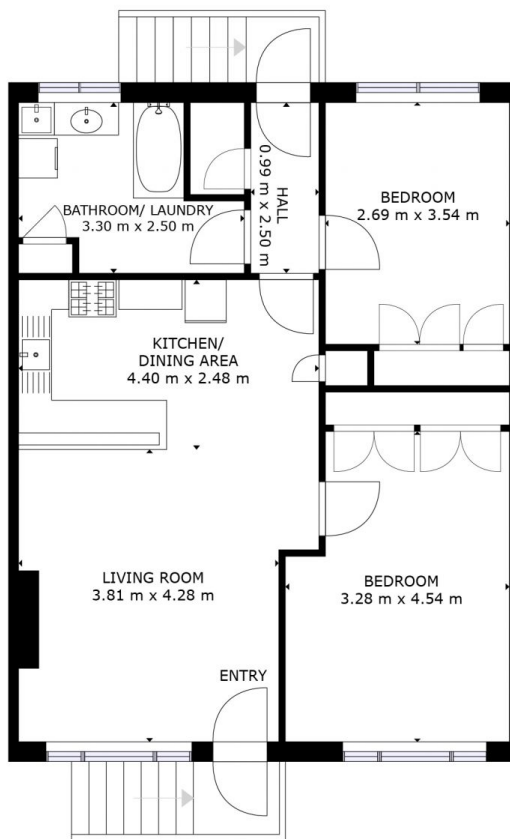
**Price** : \$350,000 to \$380,000  
**Building Size** : 74 sqm  
**Land Size** : 125 sqm  
**View** : <https://www.4one4.com.au/property/812-tilyard-street-montrose-tas/7812406>



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GROSS INTERNAL AREA  
TOTAL: 67 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**4ONE4.**  
PROPERTY CO.