

1/13 Greenway Avenue, Lenah Valley, Tas 7008

PETERSWALD
for property

Unit For Sale

Tuesday, 28 November 2023

1/13 Greenway Avenue, Lenah Valley, Tas 7008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Unit



Nick Morgan
0417486013

\$525,000+ price range

Ideally located adjacent to Lenah Valley's main road, within walking distance to the numerous amenities the suburb has to offer, sits a well-maintained unit offering comfort and convenience in a sought-after position. The spacious unit is largely original throughout, yet perfectly comfortable for modern lifestyles. Open-plan living space combines with dining and enjoys an abundance of northerly sunshine, with delightful views. Incorporated within the main living hub through an archway, the compact kitchen has been designed to maximise space and functionality. It comes complete with plenty of storage and bench space, along with a free-standing oven with electric stovetop. Comfortable accommodation comprises of two generous, light-filled bedrooms, each inclusive of built-in wardrobes. The bathroom features a bath, shower, and a vanity, with a separate toilet adjacent. The internal laundry contains plenty of space to house necessary appliances and essentials, and storage, with direct outdoor access. Further storage can be found with a large hallway linen closet. As just one of three villas on the allotment, the property enjoys a peaceful living experience, set back from the street. The home is encased by well-maintained gardens and lawn areas whilst off-street parking space is provided within the driveway. Numerous popular cafes, restaurants, and prestige stores including Hill Street Grocer and Salamanca Fresh are all within walking distance, along with the ease of public transport, and superb schooling. Perfectly positioned to take full advantage of the many offerings of the suburb, and neighbouring North Hobart and New Town, this well-maintained home in the heart of Lenah Valley provides a wonderful lifestyle filled with ease and comfort. Council rates: \$1,365 pa approx Water rates: \$1,400 pa approx Rental estimate: \$400 pw approx Year built: 1979 Construction: Brick