

**1/25 Fourth Avenue, West Moonah, Tas 7009**



**Villa For Sale**

Wednesday, 27 March 2024

1/25 Fourth Avenue, West Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 116 m2**

**Type: Villa**



Leesa Harrison

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## Offers Over \$450,000

Presenting to the Market for the first time in almost two decades - 1/25 Fourth Avenue! Perfectly positioned on the cusp of Moonah with the best of major services all within a few moments, or commute quickly to Hobart CBD in approximately 10 minutes. The living spaces are open and bright, comforted by a Daikin reverse cycle heat pump or by the gorgeous decorative wood heater. The kitchen is positioned conveniently near to the living/dining spaces which are open plan and boasts ample bench and cabinetry space with a breakfast bar divider. This property offers the absolute best of the mid century classic constructions with Tasmanian Oak Timber floorboards under the current floor coverings and three generously sized bedrooms that you just don't get in newer residential builds today. The two larger bedrooms are the same in size with one containing a built-in closet and the master hosting an ensuite, with neither compromising on space. Depending on your lifestyle and family requirements you may even configure the third bedroom as a spacious home office or even a second lounge area. The family bathroom is of considerable size comprising a separate shower, bathtub and long vanity and toilet. The ensuite is also incredibly spacious with a vanity, shower and a toilet set off to the side - the ensuite is in need of some repair. The laundry is significant in size and offers access directly to the rear yard which is fenced around the yard's boundary. The exterior has been well maintained throughout the life of the property and a new Colorbond roof has recently been installed, as well as fascia and guttering. Underneath the home provides a vast storage space to keep materials and items neat and tidy. The yard, both front and back, are well kept and offer a low maintenance lifestyle or a canvas ready for you to create your own garden area how you wish. West Moonah is situated near to multiple schools, major shopping centres, bustling Moonah a short walk or drive with many its many eateries including popular St Albi, up and coming boutique breweries and almost everything you could possibly need for the day to day. Public transport is close at hand with the Metro Interchange within walking distance. This property is suitable for a broad range of buyers from those looking to enter the market at a reasonable price, savvy investors wishing to begin or add to their property portfolio, to downsizers requiring low maintenance living. This property offers buyers huge potential for growth and will move fast, therefore don't delay in coming along to an inspection! 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.