

1/69 Sinclair Avenue, Moonah, Tas 7009

RIPPLE

Unit For Sale

Tuesday, 26 March 2024

1/69 Sinclair Avenue, Moonah, Tas 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 137 m2

Type: Unit



Mel Shutt

0362280895

Offers Over \$575,000

With a magnificent outlook across Hobart's cityscape and an ideal position at the end of a quiet cul de sac, this three-bedroom townhouse offers low maintenance and convenient living - nestled between three of Hobart's most popular northern suburbs and just a short drive to Hobart's CBD. Built circa 1995 and only one of two properties on the block, the immaculately kept double brick and tile home has been recently repainted inside and is ready for you to move straight in. On the building's upper level is a sunny and inviting living room, with its elevated position a perfect vantage point to admire the stunning views across the Derwent Estuary - to Cornelian Bay and the Queens Domain, and the Eastern Shore beyond. The neat kitchen has ample storage and room for dining, as well as a Daikin reverse cycle air conditioner to keep the whole area at an ideal temperature throughout the year. Completing this level are two double bedrooms with very generous built-in wardrobes; a bathroom with vanity, separate bath and shower; a toilet located opposite and laundry facilities leading outside. Downstairs, you will find a lock-up garage that includes workshop space and plenty of additional storage, plus a third bedroom with another toilet easily accessible - a great set-up for family members who like their own space, or a quiet home office. Compact and easy-care, the secure rear yard is a great area for kids or small pets play, or for gardeners keen to reduce the volume of work that larger spaces require. Continue nurturing the flower beds, or add a kitchen garden that will complement the thriving lemon tree. Moonah's bustling shopping precinct is just over 1km away, offering a variety of shops, services and entertainment; New Town Plaza is only down the road; and Lenah Valley is a popular destination for coffee or lunch with friends. Arrive in central Hobart in around ten minutes, or there's a regular bus service that can be accessed via a convenient path that cuts through to Highfield St behind. Recreation areas, reputable schools and childcare services are also located nearby. Quiet, comfortable, and well-connected - there's so much to offer any prospective homeowner here. Contact Mel today to arrange an inspection of this exceptional property, it is an opportunity not to be missed! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.