

**12 Alcides Avenue, Lenah Valley, Tas 7008**



**House For Sale**

Wednesday, 3 January 2024

12 Alcides Avenue, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1437 m2**

**Type: House**



Alison Rogers  
0409220211



Simone Cooper  
0409029918

## Offers Over \$795,000

We are delighted to present this charming 3-bedroom family home nestled in the serene suburb of Lenah Valley. This is an exceptional opportunity for families seeking a peaceful and comfortable lifestyle while enjoying the convenience of suburban living with such proximity to the city. The property has a generous land area of 1,437 sqm, offering ample space for outdoor activities and gardening and may appeal to developers (STCA) wanting to take advantage of a prime site in the ever-popular Lenah Valley. The home itself is well-appointed with 3 spacious bedrooms, 1 equipped with built-in robes, They certainly don't build homes like this anymore. Quality hardwood frame, timber features and a fascinating etched window that will leave you and your guests intrigued for ages. Experience connection and togetherness with the family gathering to cook in the kitchen complete with a gas chef stove and servery so you can chat to those in the lounge. The heart of the home, the lounge room, opens onto a beautiful deck, perfect for alfresco dining and entertaining guests. One of the standout features of this property is the stunning mountain views it offers. Imagine a BBQ on the deck with a breathtaking view of the mountain and valley or enjoying a cup of coffee or glass of wine on the deck while watching the lights twinkle at night. The home has a single bathroom that is well-maintained and functional, ensuring the morning rush is a breeze. The property also includes a single garage, providing secure parking and additional storage space plus plenty of room under the house for more storage or a little workshop. There is also a cute kids' cubby or shed in the rear yard. For those who love the outdoors, the property has an established garden, a courtyard, and a shed. DIY enthusiasts will appreciate the added bonus of a workshop, perfect for all your projects and hobbies. Located in the family-friendly suburb of Lenah Valley, the property is in close proximity to schools, shops, and parks, making it an ideal place for families. This property truly offers a perfect blend of comfort, convenience, and charm. Don't miss out on this opportunity to create lasting memories in a home that caters to every member of the family. For more information or to arrange a viewing, please contact Alison today. This could be the dream home you've been waiting for. 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.