

# 12 Gordon Avenue, Mount Stuart, Tas 7000

PETERSWALD  
for property

## House For Sale

Tuesday, 5 December 2023

12 Gordon Avenue, Mount Stuart, Tas 7000

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 593 m2

Type: House



Bec Owens  
0439623194



Mahalia Triffitt  
0497257781

## \$950,000+ price range

This spacious family home boasts a delightful retro vibe and an unbeatable location. Perfectly suited for a large family or savvy investor, this property offers not just a home, but a lifestyle with income stream. The formal entry on the ground floor opens off the internal garage and has access to a large storage area, upstairs the home features high ceilings, multiple living rooms and a flexible layout that can be accommodated as a three bedroom, two bathroom home with up to three living areas or a two bedroom home with a one bedroom flat. There is a kitchenette and bathroom in place to service the separate wing of the house which can be closed off via hallway doors, the perfect space to consider renting out, accommodating teens or extended family. The kitchen and sitting room are open plan to the sunny dining area and double doors lead to the lounge with a feature sunken suite, giving a true retro vibe to this entertaining area. Each of the bedrooms are spacious and bright with huge built in robes, and there is additional built in storage in the hallway. Nestled in a great location, this residence features a separate one bedroom flat on the lower level with incredible potential for further development (STCA). Whether you envision it as a cozy guest space, a rental opportunity, or an extension to the main house, the possibilities are endless. Under the house is a large garage/workshop with a toilet that, with clever planning, could make another unit. With all the spaces utilised for investment, you could have four income streams from this solid property (STCA). Convenience is key here - you're just moments away from West Hobart or Lenah Valley shopping precincts, a range of sought after schools, and easy access to essential services. Enjoy the ease of strolling to North Hobart restaurants, into the CBD, or hop on the nearby bus route for effortless travel. The sunny aspect of this property ensures natural light floods the living spaces, creating a warm and inviting atmosphere for family gatherings or relaxing afternoons. It's an ideal canvas for those seeking a home with character and charm and great potential to add value. Don't miss out on the chance to own this gem in Mount Stuart, offering both comfort and potential. Whether you're looking for a family haven or an astute investment opportunity, 12 Gordon Avenue is a must see. - Large solid home with flexible layout- Multiple living areas- Separate lower level flat- Potential to develop 1-2 further flats internally (STCA)- High ceilings, spacious rooms- Stair lift for maximum accessibility- Courtyard garden at rear- Off street parking for multiple cars- Walk to shops and schools Year Built: 1941 House Size: 313 sqm (including flat) Land Size: 593 sqm Rates: \$2,780 per annum Water rates: \$1,000 per annum #findhomewithus