

# 13 Sinclair Avenue, Moonah, Tas 7009



## Sold House

Tuesday, 20 February 2024

13 Sinclair Avenue, Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 750 m2**

**Type: House**



Vlad Gala

0409212332

**\$735,000**

Only a short walk from one of our best shopping districts, which offers all the shops and services that most people would ever need, this well established home also offers space and tranquillity. This is largely due to the home being nestled in a very quiet no-through-road, which also offers a quaint leafy appeal. With near level access from the street, the elevation offers great views towards Hobart, the eastern shore and water views of the Derwent. A generous yard provides for a great garden with loads of further potential and possibilities. The large heat pump creates a perfect climate all year round and the practicality of the floor plan gives you a formal dining room, separate lounge and a spacious well proportioned separate modern kitchen and meals area. This home is very clean, tidy and ready to move straight in to, but the home improver will have some great ideas, too. The master bedroom is big enough to accommodate an ensuite and downstairs, the good sized garage and workshop are complimented by another great open space, ready to have another room incorporated in this already functional convenient home. The floor is already insulated and there's also a second loo downstairs. Just perfect for those on a budget, who still want more. Investors will be very well aware of the excellent return available, and imagine what a great selection of good tenants that you will attract in this very sought after location. Whatever your purpose for this bargain you may have, this is money very well spent.\*\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information