

**13 Stratton Avenue, Lenah Valley, Tas 7008**



**House For Sale**

Wednesday, 24 April 2024

13 Stratton Avenue, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 592 m2**

**Type: House**



Peter Clark  
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## Offers Over \$785,000

Exceptionally well presented, this brick home is situated in a convenient location close to all that the popular suburb of Lenah Valley has to offer and having three-bedrooms plus teenagers retreat this house is perfect for first home buyers, investors, and families alike. Classic in appeal, this 1970's brick beauty offers polished hardwood floors, a spacious open plan kitchen, dining and lounge with heat pump for year-round temperature control. The kitchen has great bench space, a bay window and ample storage space. The three bedrooms are generously sized with the master bedroom having dual walk-in robes and the other two having built ins, all sharing the practical light filled family bathroom complete with shower, bath and vanity. The toilet and laundry are both separate. The internal stairs allow access down to the rumpus room or teenagers retreat which is great extra living space, also extra storage areas and access to the double garage which has more storage and space for a workshop. Outside at the rear of the property there is a covered private, paved entertaining area with easy care lawns and gardens offering room for safe play areas for children and pets. There are also fruit trees, raised vegetable garden beds and a separately fenced vegetable garden area. The views from the property encompass distant views of the City and Derwent River and amazing views of Mount Wellington. Convenience abounds, with easy access to desirable local schools, parks, and popular shopping hubs including Augusta Road cafes, eateries and Hill Street Grocer. This wonderful home is certain to impress upon inspection. This is an affordable home with lots of potential which would definitely suit a growing family, so don't miss out on this fantastic opportunity to own a beautiful family home in Lenah Valley. Keep an eye out for open homes or contact me today to arrange a private viewing and make this house your new home.\*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.