

13 Waverley Avenue, Lenah Valley, Tas 7008

HARRISON
AGENTS

Sold House

Friday, 25 August 2023

13 Waverley Avenue, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 605 m2

Type: House



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Contact agent

This charming property is a wonderful place to call home with a mix of modern and original features, elevated river views to the northeast, a sunny outdoor entertaining area, and a separate studio, located just minutes from Hobart's CBD. Spacious and light-filled, the home features three bedrooms, two bathrooms, single garage, separate laundry with exterior access, large backyard, sunroom or study, master bedroom with modern private ensuite, and ample storage throughout, all set on a generous 652m² block. Built in 1940, the home boasts an abundance of period features retaining a sense of character and charm. Gorgeous timber flooring, high ceilings and a wood burning fireplace enhance the feeling of warmth and spaciousness in the lounge room while the attached sunroom showcases sensational northeasterly views of the river and could be used as a study or reading nook. Ideal for families, the kitchen is open to the dining area and has a gas stove, dishwasher, plenty of bench space, and a garden view. French doors open up the back of the home to the sunny timber deck and backyard while allowing fresh breezes to flow through. Entertaining family and friends is easy as you watch the kids and pets play in the grassed yard amongst established gardens. Barbeque dinners can be enjoyed while taking in sunset views over the mountains to the northwest. There is even a separate multipurpose room that could be used as a home office, art studio or teenage retreat. Centrally located, the home is just a short walk from transport, 300 metres from Montagu Street Library, 600 metres from local shops, cafes and a preschool, 650 metres from Calvary Lenah Valley Hospital, 1.2km from Mount Stuart Primary School, and 3.5km from Hobart's CBD. Whether you are searching for a family home or looking for a place close to the city, this property will not disappoint!