

15 Cuthbert Avenue, Lenah Valley, Tas 7008



House For Sale

Monday, 8 January 2024

15 Cuthbert Avenue, Lenah Valley, Tas 7008

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 557 m2

Type: House



Lynne Page

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Offers Over \$880,000

Cuthbert Avenue enjoys a fabulous position, a quiet no through road just off Augusta Road village strip, a vibrant mix of retail, services and eateries. On the cusp of New Town and the city fringe, the location is incredibly central and convenient—being able to walk to a choice of cafes and bakeries is a bonus. Constructed in 1935, there are still some nice features of the Interwar period of architecture evident throughout. Lovely high ceilings, timber fretwork, a generously proportioned hallway and a feeling of soft light and space is immediately apparent. Situated at the rear of the property a galley kitchen opens to and is adjacent to the fabulous living room, a great addition designed to capture all day sun—polished timber floors positively gleam and this gorgeous space extends outdoors to an expansive timber deck and lawn facing north west. A superb full view of Mount Wellington may be enjoyed from the dining table too! There are 4 bedrooms serviced by a family size bathroom which includes a free standing bathtub in addition to a dedicated full size laundry and extra toilet. Sizeable bedrooms are always sought after and often represent hidden value in terms of versatility of usable space. The master bedroom opens to a lovely little sunroom, perfect for a study nook with built in storage as well. Bedroom 4 is the smallest of the bedrooms with plenty of options, perhaps an extra bathroom, home office or guest bedroom. There is also plenty of scope to add value outside with developing the securely fenced garden, currently a beautifully manicured blank canvas! Off street parking for 3 cars and under house storage is a draw card as well. The interiors are well appointed with mains gas, heating and hot water. Be decisive and secure this really nice property offering tremendous value, enjoying a top position, a quiet little cul de sac but in close proximity to infrastructure including a fine selection of schools. Truly an affordable property with loads of potential to further enhance! Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.