

**17 First Avenue, West Moonah, Tas 7009**



**House For Sale**

Friday, 17 May 2024

17 First Avenue, West Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1072 m2**

**Type: House**



Tegan Rainbird  
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## Offers Over \$620,000

Nestled in the heart of West Moonah, this meticulously renovated home exudes charm and sophistication, boasting an array of features designed to elevate your lifestyle. Beyond its immediate charm, the land itself holds development potential (STCA), presenting a unique opportunity for future expansion or investment. The sunny and inviting lounge room captures natural light and scenic views, accentuated by a charming bay window feature and polished floorboards. The kitchen, fully renovated to maximise the panoramic vista, features top of the line appliances, complemented by a convenient laundry space. The home features three bedrooms, two with built-in wardrobes, all adorned with quality carpet for added comfort. Fully serviced by the renovated bathroom, complete with a separate bath and dual-head shower, while the toilet is conveniently separate. Stay comfortable year-round with ducted heating and cooling, insulated window coverings, and ceiling insulation, ensuring a cosy ambiance no matter the season. Further enhancing peace of mind, the entire property has been recently rewired, ensuring modern functionality and safety. Enjoy the breathtaking panoramic views from the wrap-around balcony, perfect for entertaining or simply unwinding while soaking in the scenery. Externally, the property offers driveway parking for three cars, a picturesque tiered front garden, ample storage underneath, and a sprawling sloping backyard, fully fenced and gated, ideal for pets. Conveniently located near various amenities including shopping centers, schools, parks, and recreational facilities. The Hobart CBD is approximately a 15-minute drive away. Development potential on the land (STCA) Tiered front garden, spacious backyard Wrap-around balcony, panoramic views Three bedrooms, two with built-in wardrobes Fully renovated kitchen and bathroom Sunny lounge room, polished floorboards