

**18 Atherton Avenue, West Moonah, Tas 7009**

**House For Sale**

Thursday, 7 March 2024



18 Atherton Avenue, West Moonah, Tas 7009

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 6**

**Area: 597 m2**

**Type: House**



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## For Sale by Offer Closing 27th March

Nestled in the heart of West Moonah, this contemporary home unveils an unparalleled opportunity for discerning homeowners or investors seeking a contemporary haven with dual living capabilities. This modern extravaganza, completed in 2023, boasts two distinct residences thoughtfully designed to harmonise with the natural contours of the sloping landscape. From its grand proportions to its captivating views of Mt. Wellington, this property epitomises luxurious living at its finest.

**Main Features:**

- Two Homes, One Allotment:** A testament to innovative design, this property seamlessly integrates two homes on a single allotment, offering limitless possibilities for extended families or astute investors.
- Grand Sized Family Home:** The primary residence encompasses 5 bedrooms, 3 bathrooms, and expansive living areas spread across four levels, ensuring ample space for comfortable living and entertaining.
- Ancillary Dwelling:** Providing additional accommodation, the separate ancillary dwelling features 2 bedrooms and a private entrance, promising privacy and independence for occupants.
- Clever Design:** Meticulously crafted to optimise space and functionality, the property's design ingeniously adapts to the sloping block, enhancing both aesthetic appeal and practicality.
- Modern Kitchen:** The heart of the home, the kitchen exudes sophistication with its elegant 40mm stone bench tops with waterfall edges, premium Smeg appliances, and seamless integration with the living spaces.
- Captivating Views:** Whether relaxing indoors or entertaining al fresco, residents are treated to breathtaking vistas, including panoramic views of majestic Mt. Wellington, creating an ambiance of tranquility and serenity.
- Luxurious Bathrooms:** Each bathroom is a sanctuary of indulgence, adorned with floor-to-ceiling tiles and contemporary matt black fittings, elevating the bathing experience to new heights of luxury.
- Comfortable Living:** From waterproof hybrid flooring to reverse cycle air conditioners, every aspect of the home is designed to ensure optimal comfort and convenience for its occupants.
- Water Efficiency:** With a continuous gas hot water system and a 3000L water tank, the property prioritises sustainability without compromising on comfort or convenience.
- Convenience:** Situated mere minutes from the vibrant Moonah shopping precinct, only a short walk to the popular Hilliard Christian School and serviced by local bus routes, the property offers unparalleled convenience for modern-day living.
- Investment Potential:** The ancillary unit is separately metered and is currently rented at \$490 per week presenting a lucrative investment opportunity. The main home also presents a unique offering to the rental market given the size and location with potential attractive returns for savvy investors.
- Private and Secure:** With separate access, a double garage and off-street parking, both residences afford residents privacy and security, ensuring peace of mind in a bustling urban setting.

This property stands as a testament to contemporary luxury and innovative design, offering a lifestyle of unparalleled comfort, convenience, and versatility. Whether you're seeking a spacious family home, a lucrative investment opportunity, or a blend of both, this property delivers on every front. With its captivating views, modern amenities, and prime location, it beckons you to embark on a journey of unparalleled living. Don't miss out on the opportunity to make this modern extravaganza your own – enquire today and discover the endless possibilities that await.