

# 19 First Avenue, West Moonah, Tas 7009



## Sold House

Saturday, 12 August 2023

19 First Avenue, West Moonah, Tas 7009

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1275 m2

Type: House



Nat Downton



Hamish Reeve  
0447118178

## Contact agent

Welcome to 19 First Avenue, West Moonah. Built in 1954 this weatherboard home nestled on a sloping 1275m<sup>2</sup> of land, with an opportunity to upgrade and add value over time is the perfect purchase for a range of homebuyers. From the developer looking to build multiple dwellings (STCA), the first homebuyer looking to break into the 7009 postcode and the savvy investor looking to renovate and create equity with a solid rental return. You can move right in and begin living your most convenient life in ever popular Moonah precinct. The home is situated perfectly to capture all day sun with lovely views. Accommodation features a good-sized lounge, separate dining room and kitchen all-encompassing the outlook over Moonah. The area here which provides a reverse cycle heat pump for comfort really is ready for your creativity. There are three good sized bedrooms upstairs all with built in wardrobes and the brand-new renovated bathroom which is stunning services the area here. The wonderful benefit to this home is the downstairs area which offers a large rumpus room. It is currently utilised as a fourth bedroom but could make the ideal man cave, teenage retreat or even a home office due to the internal and external access. Outside, the benefits continue with the blank canvas which is ready for development or landscaping. It is fully fenced with an array of established trees and lawn. The location of this home could not get any better with local schools within walking distance and major shopping complexes, cinemas and amenities of Moonah are within a quick three minute drive. The commute to Hobart CBD is under 10 minutes' drive. With a chance to make it your own, this property is an absolute must inspect and will no doubt be snapped off the market quickly by one very lucky buyer!\* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this inform.