

19 Waverley Avenue, Mount Stuart, Tas 7000



House For Sale

Monday, 12 February 2024

19 Waverley Avenue, Mount Stuart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1024 m2

Type: House



Nina Schubert
0404998809



Tay Smook
0480197558

Offers over \$895,000

Proudly perched in the heart of Mount Stuart, this solid 1928 double brick home offers a warm embrace of character and boasts beautiful original period features throughout. Occupying an elevated position to capture the essence of its surroundings, this gorgeous home benefits views overlooking Lenah Valley and New Town and as far as Geilston Bay. Upon entering through the wide entrance hall, you are greeted by the charm of high ceilings and polished timber floorboards that gracefully flow throughout the living areas. The spacious lounge room benefits a sunny northerly aspect, providing plenty of natural light and breathtaking views and the wood heater creates a wonderfully cozy space in the cooler months. The open-plan kitchen and dining area is a lovely space to enjoy the morning sun which streams through a large picture window overlooking the courtyard and spectacular gardens. Stainless-steel benchtops complement the well-designed kitchen, catering to those who appreciate the joy of cooking. Accommodation comprises two to three bedrooms, 2 generously sized, with the main bedroom featuring floor-to-ceiling solid timber built-in wardrobes. The third, north-east facing bedroom also makes for an ideal sunroom or home office. Servicing the home, the tastefully upgraded bathroom is complete with a shower and large corner bath, while a separate laundry ensures practicality with ample storage. Step outside and unveil your exclusive haven—an expansive, beautifully landscaped garden embellished with vegetable plots, a chicken run, an array of well-established fruit trees such as apple, mulberry, pear, apricot, plum, peach, olive, lemon, lime, and orange among the splendid magnolia trees, peony roses, native shrubs and blooming flowers. Other notable aspects of this property encompass 16 solar panels generating 4.4kw of power, a garage with off-street parking, a substantial garden shed, and the possibility for property subdivision (subject to council approval). Within easy walking distance to essential amenities in the neighbouring suburb of Lenah Valley, including a supermarket, post office, news agency, and pharmacy, this property offers the perfect blend of convenience and tranquility. • Heating: Reverse cycle air conditioner and wood heater • Annual council rates: \$2420 • Annual water rates: \$1200