

**1A Alwyn Road, Lenah Valley, Tas 7008**



**Sold House**

Friday, 8 September 2023

1A Alwyn Road, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1299 m2**

**Type: House**

**\$735,000**

This charming home is situated in the heart of Lenah Valley with plenty of character and provides convenience and comfort with leafy, suburban views for a quiet and peaceful lifestyle. Entering via a sheltered verandah, this appealing home is immediately welcoming with high ceilings, timber fireplace surrounds and spacious rooms. The inviting living room has the original brick fireplace with ornate mantelpiece which has been converted to house a gas heater, with an electric wall-mounted reverse cycle air conditioner for added comfort. A country style kitchen with beautiful timber fit out retains the home's original charm while offering quality appliances necessary for modern living including the substantial Falcon gas and electric range. Ample bench and cupboard space provide plenty of culinary storage and the timber island bench affords additional room for busy families. The combined dining area enjoys an abundance of sunlight and warmth via the large windows and comfortably fits a large dining table for family gatherings. All three double bedrooms are drenched in natural light and are a generous size. The main bathroom contains a wc, timber vanity, separate shower and free-standing claw foot bath plus room for storing essentials. On offer outside is a large timber deck off the verandah giving the perfect space for BBQs and outside entertaining with views stretching across to the mountain. The rustic garden comprises established garden beds, grassed areas and a variety of trees and shrubs. Set on a 1299sqm block for children and pets to enjoy. The lengthy driveway provides off-street parking for multiple vehicles. The substantial land size provides the potential for a second dwelling (STCA). Situated in a popular, leafy suburb and only minutes from the Augusta Road cafe and retail precinct, a few minutes to the New Town & Moonah shopping centres, an easy commute to the Hobart CBD and walking tracks of the Mt Kunanyi/Wellington reserve. An early inspection is highly recommended for those buyers looking for a quality home in a prime location. Please note some photos have been digitally altered for privacy and marketing purposes. Contact Gary to find out more today!