

2/22 Gerrard Street, Moonah, Tas 7009



Sold Unit

Sunday, 10 December 2023

2/22 Gerrard Street, Moonah, Tas 7009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Unit



Nina Schubert
0404998809



Tay Smook
0480197558

\$418,000

Nestled on the border of Lenah Valley, this well-maintained 2-bedroom unit presents an opportunity for a convenient and effortlessly low-maintenance lifestyle. The open-plan design seamlessly combines the living, dining, and kitchen areas, offering breathtaking views of the valley stretching down to the picturesque River Derwent. Bathed in natural light, this space exudes warmth and welcomes with a sunny disposition. The kitchen, both generously sized and functional, provides ample storage, ensuring a practical and organised living environment. A hallway off the living area leads to two generously proportioned bedrooms, with the main bedroom featuring built-in robes and capturing stunning views. The unit's necessities are served by a combined laundry and bathroom, complete with a bath and an overhead shower. This unit, with its potential for upgrades and modernisation, presents an exciting opportunity for the next owner to customise and revitalise the living space according to their preferences. Whether you choose to embark on a renovation journey or simply move in and relish the current charm, the possibilities are abundant. The unit comes with an undercover carport and a storage shed, ensuring functionality and organisation, while its level accessibility enhances ease of living. This property is an ideal match for first-time homebuyers taking their initial steps onto the property ladder, downsizers seeking a low-maintenance lifestyle, and astute investors recognising the potential for growth. Situated in proximity to the vibrant Lenah Valley precinct and the bustling Moonah, 22 Gerrard Street is well-connected to transportation links, offering both convenience and accessibility. Moreover, its location places it a mere 10-minute drive from the heart of Hobart CBD, providing the perfect blend of suburban tranquility and urban accessibility. • Heating: Revere cycle air conditioner • Annual council rates: \$1396 pa approx.