

**2 Carla Close, Lenah Valley, Tas 7008**



**Sold House**

Thursday, 14 December 2023

2 Carla Close, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 688 m2**

**Type: House**



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## Contact agent

You and your family can spread your wings in this large, quality built, sturdy family home in popular, leafy Lenah Valley. The floorplan over two levels will allow flexibility as your family grows with a place for everyone's quiet time, and spaces where the family can come together too. On the upper level there are three generous sized bedrooms, the master with ensuite and walk in robe, whilst the other two bedrooms feature generous sized built-in wardrobes with a family bathroom adjacent to a good-sized laundry. The living room can be closed off or left open depending on your requirements and there is both formal dining as well as informal meals area in the kitchen. The house was originally constructed in 2003, but the floor coverings are new, and other thoughtful updates have been made to keep it looking fresh and contemporary throughout. Reverse cycle air conditioning will keep you comfortable in all seasons, and there are several fixed radiant panels, and heated towel rails in the bathroom and ensuite for exceptional winter comfort. A 4kW solar panel system helps keep the household energy consumption efficient as do the external window shutters, which are also great for security during extended periods away on holidays or for work. On the lower level is a very generous sized internal double garage to add to the off-street parking available at the front of the property or to make for easy storage of bulkier items. There is also an enclosed room further back designed for garden tool storage or workshop/studio space. Also on this level is a vast rumpus room that represents a blank canvas for you to make your own. There is enough space to compartmentalise a media room, fourth bedroom, office, or keep it open for a large games and recreation room. Whichever way you utilise it, this is a very handy addition to an already generously proportioned home. Outside the yard is thoughtfully landscaped with tiered, fenced-off garden spaces with established olive and fruit trees, ornamental and edible plantings along with outdoor areas to sit, relax, and enjoy the sunny aspect. Elevated suburban outlooks and a view to picturesque Mt Wellington/Kunanyi can be enjoyed from the garden or from the deck accessed from the dining room. Lenah Valley is not just a great place to live and raise a family, it has also proved to be a reliable suburb for investors too with consistent capital growth, low vacancy rates, and steady rental yields. A rate of \$625 - \$675 per week could be expected for this property representing a solid, easy care nest egg for the future. Close to popular schools, New Town shopping centre, cafés and eateries, Calvary hospital, sports and recreation grounds, metro transport, and only a ten-minute commute to Hobart City - the proximity of this home offers a convenient lifestyle. This property will resonate with a range of buyers, so be early to register your interest. Council Rates: \$2,130.00 per annum (approx.) Water Rates: \$1,200.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.