

**2 Wards Avenue, Lewisham, TAS, 7173**



**Sold House**

Thursday, 6 July 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Tony Dion



Evan Riseley  
0362435477

## Beautifully appointed home - just move in

This amazing home is spacious (180m<sup>2</sup> floor space) and comes with all the fittings you could want ready for you to just move in and make your own. Its design and layout is just perfect for larger families seeking both shared and separate living spaces, with separate access. With this country home begin located upon on an amazing sized block (almost 5,000m<sup>2</sup>) it comes with bonus development potential (STCA) and the ability to create your own impressive oasis.

The work has been done inside and room sizes are generous and have been well thought out, with the master bedroom, walk in robe and ensuite featuring an impressive feel/flow design. The home is facing north with rooms beautifully light filled throughout the day. Each room boasts plenty of storage and an impressive feature cabinetry in one of the two living areas.

Enjoying the relaxed country lifestyle and entertaining year-round is certainly a breeze here with four entries throughout the home, including the living areas and master bedroom opening out onto the large deck.

The master bedroom and main living areas also overlooks the large internal yard and rolling hills of the area.

This property has everything you will need to live and enjoy a quality life - views from every window, a large garage, upgraded kitchen, carpets and wow factor bathrooms, a timeless colour scheme and plenty of surrounding open yard. The low maintenance yard and block beyond provide a canvas of opportunities for use, allowing kids to play soccer, give a footy a decent kick, play cricket or create a garden paradise, or even additional parking for your vehicles.

### Key features:

- 5 bedrooms - master with WIR
- 2 lux bathrooms-
- Separate toilet bathroom
- Large deck (and storage under)
- Lock up 2 car garage plus 2 sheds
- 2 living areas
- Separate dining area
- Built ins in 4 of the 5 bedrooms and walk WIR in the Master.
- Large block with internal yard

### Get to know Lewisham:

The Lewisham area is part of a thriving community that has an award-winning gym, surf club, football club and a busy community centre offering something for everyone. Hobart's renowned Hill Street boutique grocer is just a few minutes' drive including a doctor's surgery, chemist, hairdresser, butcher, bakery and post office. Other essential services are a 10-minute drive to the Sorell retail precinct.

With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity.

\* The vendor reserves the right to accept offers prior to the advertised open home times.