

**2 Wellwood Street, Lenah Valley, Tas 7008**

RIPPLE

**Sold House**

Tuesday, 21 November 2023

2 Wellwood Street, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Mel Shutt

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**\$730,000**

This sunny north facing cottage on a large block at the city end of popular Lenah Valley, 10 minutes from Hobart. The charming three-bedroom property has so much to offer - including fabulous street appeal, open plan living, ample outdoor space, and beautiful original features. The home's glorious 1953 vintage is on show, with striking decorative brickwork above the windows, high ceilings, timber window frames, and ever-stylish Tas Oak floors throughout. It will appeal to those who love the personality and charm of character homes, but there's plenty of potential to develop this property and make this address your own and to add your personality and flair. The combined living area is warmed by electric heating and features a fantastic northerly outlook over the neat front yard and across the New Town Rivulet, Derwent River to Mt Direction. With solid cabinetry, an island bench and room for dining, the kitchen area is functional and well connected to the rest of the living space. There are three double bedrooms, including a light and spacious master bedroom featuring more distant mountain views. You will find generous hall storage and a family bathroom, plus a second toilet and laundry facilities at the rear of the property. At 668 sqm, the generous block easily accommodates the large fully fenced rear yard with timber deck, off-street parking, secure garage, plus a storage shed with a separate room that would make a great cubby house or compact office space. Drenched in sunlight, this is an ideal environment for the existing fruit trees and veggie patch, and those who love gardening will be excited by the opportunity to develop this space. It's perfect for kids and pets to play safely, and if you're looking to extend, the stunning views to kunanyi/Mt Wellington from this position will be a real drawcard. Located just around the corner from the Lenah Valley village with post office and pharmacy. Calvary Hospital is 5 minutes away. All amenities are at your fingertips. There's a regular bus service nearby and an abundance of reputable public and private schools in the area including The Friends School. New Town Plaza shopping (Coles) is within walking distance as you pass Woolworths with the famous cafes of Jackman and McRoss and Daci and Daci a few minutes away. North Hobart restaurant hub and the world famous State Cinema are on the way to the city. Surrounded by a supportive and connected community, and situated in a convenient location, this charming property offers an enviable lifestyle with plenty of potential to create something truly special. Sure to be a popular choice with a range of buyers, call today to arrange a viewing - Mel will be delighted to show you around! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.