

21 Lumeah Avenue, Lenah Valley, Tas 7008

PETERSWALD
for property

Sold House

Friday, 1 September 2023

21 Lumeah Avenue, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 594 m²

Type: House

\$880,000

Nestled in the tranquil embrace of Lenah Valley, 21 Lumeah Avenue invites you to experience the perfect blend of country-style living and city convenience. This exceptional property presents a meticulously crafted home that exudes timeless elegance and boasts a high build quality that stands as a testament to its enduring appeal. The interior showcases a flexible layout that adapts to your lifestyle, offering a myriad of possibilities to suit your needs. Whether you envision spacious family gatherings, cozy evenings by the fireplace, or a serene personal retreat, this home accommodates your desires effortlessly. The master suite is a true retreat, with large bedroom, luxurious bathroom with cast iron claw foot bath, walk in shower, heated towel rails and floors, quality tapware and large vanity as well as a walk-in robe and connecting study/lounge with doors to the deck. This area would accommodate a nursery room beautifully or could be incorporated to the main living area. The large open plan living area flows perfectly to the partially covered deck area which wraps around the house, accessed by stacking slider doors from the living room or from the study or laundry, creating great indoor/outdoor flow. With the kitchen being the centre of the home you will be impressed by the quality and design details. Freestanding Smeg range cooker, island bench, integrated dishwasher and concealed butler's pantry, it ticks every item on the perfect kitchen wish list. There is a spacious laundry with abundant storage and quality joinery, linen closet and additional built in robe in the second bedroom. The front bedroom can also service as a second living area, depending on the layout that suits your needs. One of the many highlights is the enchanting treetop views that surround the property. Imagine waking up to the gentle rustling of leaves and sipping your morning coffee while enjoying birdsong. The lush greenery provides a tranquil backdrop to the living area and expansive decking beyond. The undercroft of the home is where you get to tinker and enjoy the outdoors with raised vegetable gardens, terraces and storage all accessed via side gates from the driveway or steps from the main deck. Location couldn't be more ideal, as this home offers both the allure of nature in the adjoining bush reserve for hiking and mountain biking and the convenience of city living. Situated just a stone's throw away from urban amenities, you'll enjoy easy access to shopping, dining, entertainment, and excellent schools, all while being able to retreat to your private oasis whenever you desire. With its country-style charm, impeccable build quality, attention to detail throughout, captivating character features and reclaimed and restored materials teamed with high quality tapware, appliances and finishes, the allure of treetop views, this residence offers an exceptional opportunity to embrace a lifestyle that's both inviting and versatile. - Panel heating, air conditioner and wood heater- Double glazed, passive solar design- Fully insulated and sealed- Child and pet friendly fenced and gated gardens- Commercial grade flooring- Quality appliances, light fittings and tap ware- Garden shed and external storage- Productive landscaped gardens- Flexible floor plan to suit your needs Rates: \$2,300 per annum approx Water Rates: \$1,000 per annum approx Year Built: 2019 Land Size: 594 sqm #thedifference