

22 Winbourne Road, West Moonah, Tas 7009



House For Sale

Wednesday, 14 February 2024

22 Winbourne Road, West Moonah, Tas 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



Tony Dion

0404646846

\$585,000 - \$635,000

Located in the sought after suburb of West Moonah this is one of the most solid and great opportunities to secure an outstanding property so close to Hobart. You will find this is one of the quietest and peaceful pockets of West Moonah, and is the place to be including with NBN fibre to the home for fast internet. With the market now turning a corner, this won't last and now is a great time to get in. Perfectly positioned on a large 696m² block, the established vegetable patch is a lovely addition. Fully fenced to ensure safety for either children or pets and undercover off street parking right outside the front door, you are able to bring the groceries in, out of the rain. Key features:- Very solid and low maintenance home- Newly painted inside & new carpet within last 2 weeks- Garden and landscaping upgraded to a high standard- Development possibility (STCA)- Lovely outlook & various fruit trees- Irrigated greenhouse & storage shed- Spacious undercover area perfect for entertaining or hobbies- Quiet street with great neighbours & neighbourhood- Extra parcel of land behind back fence - Storage under floor- Owner has taken care to have recently upgraded the property- Tas Oak flooring under and hardwood frame 22 Winbourne is approximately 10 minutes from Hobart CBD and close to the cafe and retail strips at Lenah Valley, New Town and Glenorchy. Located in the sought-after West Moonah neighborhood, residents of 22 Winbourne Road enjoy convenient access to a variety of amenities, including parks, schools, and shops, all just moments away. Don't miss the opportunity to make this house your home or the perfect investment property. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020 achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. Constructed: 1972 Rates: \$1,600 p/a approx. Water: \$1,000 fixed charges p/a approx. Heating: Daikin heat pump & gas heating The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.