

23 Ruth Drive, Lenah Valley, Tas 7008



Sold House

Tuesday, 28 November 2023

23 Ruth Drive, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 718 m2

Type: House



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\$840,000

This well located, two storey home has been beautifully renovated and boasts a flexible floor plan, perfect for the growing family. Mesmerising views across the city scape and River Derwent are availed from most of the light filled rooms, but best enjoyed from the generous, glass balustrade secured, entertaining deck. Upstairs boasts an impressive open plan living floorplan, providing views from every vantage point, and access to the deck. The contemporary chefs kitchen contains quality Westinghouse appliances, a large pantry and gorgeous stone benchtops. A wonderfully spacious master bedroom features a walk-in robe that connects to the sleek, modern main bathroom, cleverly creating an ensuite element to the space. A second carpeted bedroom and a practical laundry complete the top floor. Downstairs is set up perfectly for a teenager or guest retreat, incorporating a bedroom, modernised ensuite and 2nd living space. The living space here is also signed off as a bedroom, providing additional flexibility for the larger family. The downstairs space has external access and could easily be utilised as short term accomodation (S.T.C.A.) for those seeking a passive income. The generous allotment is fully fenced and landscaped for ease of maintenance and care. A second smaller deck extends from the laundry, and downstairs is benefitted by a large undercover patio. Vehicles are well catered for, with an undercover carport complemented by plenty of off-street parking. Investors will be impressed by the combination of strong capital growth (+102% past 10 years*) and solid yield in this very bankable city fringe suburb. This property is located just minutes from the Lenah Valley shopping precinct, schools and Calvary Hospital, whilst the famous North Hobart restaurant strip is just a 7-minute drive. The Hobart CBD can be reached in just over 10 minutes, making this delightful family home just so convenient to everything.

- Mesmerising views across Hobart and the River Derwent
- Recently renovated. Stunning modern bathrooms.
- Open plan living spaces with access to entertaining deck
- Downstairs perfect for teenager or guest retreat
- Landscaped, fully fenced grounds with undercover carport

Council Rates: \$2,200 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)
* Core Logic Lenah Valley House statistics Oct 2023
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