

**24 Girrabong Road, Lenah Valley, Tas 7008**



**Sold House**

Monday, 14 August 2023

24 Girrabong Road, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 494 m2**

**Type: House**



Colin Miller  
0417246760

**\$667,750**

This sturdy and attractive, beautifully presented rendered brick house will appeal to first home buyers, families, and investors alike. Currently the home is leased at \$495 per week until 27th September 2023 but the tenants are happy to consider vacating earlier if required, making for flexible options to both owner occupiers and investors. The modern open floor plan is sunny, light and bright with a contemporary, neutral colour palette that brings out the warmth in the gleaming Tasmania Oak floorboards throughout. The stylish kitchen enjoys pleasant outlooks and is equipped with high end appliances. The whole home is kept comfortable year-round with the convenience of a ducted reverse cycle air conditioning system, enhanced with insulation under the floor and in the roof. Outside the landscaping is easy care, sunny, private, and fenced for pets and children to play among the quince, apricot, lemon trees and roses. Underneath the double garage has been developed to include space for a wine cellar and separate workshop for handy people to indulge their craft. There is plenty of storage for all your toys, tools, and vehicle needs. Close to popular schools, New Town shopping centre, cafés and eateries, sports and recreation grounds, metro transport, and only a ten-minute commute to Hobart City - the proximity of this home offers a convenient lifestyle. This property will resonate with a range of buyers, so be early to register your interest. Council Rates: \$2,151.00 per annum (approx.) Water Rates: \$1,095.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.