

**3 Colebrook Street, Lenah Valley, Tas 7008**



**Sold House**

Monday, 14 August 2023

3 Colebrook Street, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Rose Allie

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**\$710,000**

Perfectly positioned in the heart of Lenah Valley just steps to local shopping and wonderful cafes, including Whisk & Co and Jean-Pascal Patisserie and opposite Lenah Valley primary school this family home presents a fantastic opportunity for those looking for a property with potential. The spacious floor plan is set over 134sqm, and accommodation features three generous sized bedrooms, all with built in wardrobes and are serviced by an accessible bathroom and toilet. The galley kitchen is centrally located and offers a near new Bosch stove, the living is spacious in size and flooded in natural light. The dining/family room is north/east facing and bathes in an abundance of light and sun and offers gorgeous Tasmania Oak flooring and opens out onto the balcony, overlooking the back yard. The home is heated by a reverse cycle air conditioner in the main living room. Downstairs there is a plethora of storage options, there is a generous sized workshop with plumbing and a spacious utilities area, which could be used for the purpose of a teenage retreat or rumpus. The backyard has much to offer, with established fruit trees and foliage, the yard is flat and fenced, perfect for children or pets alike. Just steps from local shopping and popular cafes, and within a short distance to prestigious schools, this location offers the very best of the vibrant Lenah Valley lifestyle. Restaurants, bars and the State Cinema are in nearby North Hobart, and Hobart 's CBD is less than 4km away by public or private transport with a bus stop just 250m away.

- Fantastic family home in central location
- Spacious living, light and bright throughout
- Patio opening from the dining area
- Flat level entry, accessible bathroom
- 8x solar panels
- Heater by a reverse cycle air conditioner (only 12 months old)
- Security alarm system, monitoring upstairs and down
- Plethora of storage, with under house storage
- Large workshop & utilities room downstairs
- Within walking distance to schools, shops, cafes etc