

# 32 Twelfth Avenue, West Moonah, Tas 7009



## House For Sale

Tuesday, 16 January 2024

32 Twelfth Avenue, West Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



Nat Downton



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## Offers Over \$645,000

Unlock a unique opportunity to invest in the thriving 7009 postcode with this extraordinary property! Positioned strategically on the block, the weatherboard home sits proudly at the front, offering not just a prime development prospect but also a savvy addition to any investment portfolio. With DA & BA approval in place and a separate access from Ashbourne Grove, the project is ready to start and places this development ahead of all others. Opportunities like these in the coveted 7009 postcode are increasingly rare, making this property a standout choice. Recently renovated, the home features three good sized bedrooms, a family bathroom, and an open-plan lounge, dining, and kitchen with sliding door access to an oversized balcony. Catering to first-time homebuyers, investors seeking portfolio diversification with a good return of \$500 per week, and developers, this property is a versatile gem. Seize the opportunity to capitalise on the enduring popularity of the 7009 market before it eludes you once again. Perfectly situated with captivating mountain and water views, and privacy, this home is crafted to meet diverse needs. Bathed in sunlight and surrounded by well-established gardens, the property is conveniently located just minutes away from transportation, shopping, services, and amenities. 32 Twelfth Avenue is ready for a new, fresh, and exciting chapter with its new owners. Act swiftly, as this opportunity is anticipated to be short-lived. If you're contemplating selling, don't hesitate to reach out to Nat Downton from Downton Property, honoured as the Number 1 Agent in Australia by the Real Estate Institute of Australia, for a no-obligation free market appraisal