

34 St Aubyn Square, Moonah, Tas 7009

RIPPLE

House For Sale

Monday, 3 June 2024

34 St Aubyn Square, Moonah, Tas 7009

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Mel Shutt

0362280895

Offers over \$795,000

Situated in a quiet cul de sac close to the heart of Moonah and northern suburbs amenities, this spacious and versatile five-bedroom weatherboard home has plenty of room for growing families. The circa 1945 cottage has been transformed into its current form with a comprehensive extension, yet it retains some original features that balance contemporary comfort with vintage charm - high ceilings, Tas Oak floorboards, timber highlights, and a beautiful decorative fireplace, to name just a few. The open plan kitchen and dining room is light and inviting, offering plenty of storage, timber cabinetry, and a reverse cycle air conditioner to heat the entire space. Separate and stylish, with a peaceful ambience and a second heat pump, the lounge is an elegant place to unwind. All five bedrooms are a good size, there are two full bathrooms (which is perfect for large families), as well as a European laundry. Step out onto the large timber deck with covered entertaining area that overlooks the neat low-maintenance yard. This seamless extension of the living space is equally appealing as a relaxed spot to host friends and make lasting memories, for outdoor family dining, or to sit back and enjoy some quiet contemplation in the sun. At 647sqm, the flat block is fully fenced and provides a secure area for kids and pets to play. The separate garden studio is an impressive addition to the home as an office, gym, additional accommodation, or creative space - the options are almost endless. There is also generous off-street parking available. This property will be appealing to all ages and abilities of purchasers. The design of one of the bathrooms and the use of external ramps will be attractive for those with limited mobility. Being just a short walk from Moonah's main retail precinct and 10 minutes' drive from central Hobart means that shops and services are always close by. There are schools within walking distance, a bus stop right around the corner, and the Intercity Cycleway is easily accessible for weekend adventures or an alternative to the daily commute. Kids will also love having a playground and green space only a few steps from the front door. This prime location offers convenience and community, and the character home brings modern comforts and flexible living options. Don't miss the opportunity to view this outstanding property - contact Mel today to arrange a viewing time. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.