

35 Leonard Avenue, Moonah, Tas 7009



Sold House

Tuesday, 15 August 2023

35 Leonard Avenue, Moonah, Tas 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 526 m2

Type: House



Hamish Reeve
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Nat Downton

Contact agent

This spacious weatherboard family home represents excellent value in today's market. It would be the ideal starter for the first homebuyer, investment or someone looking to break into the Moonah market and add further equity over time. Currently Lease in place till October 2023 at \$500 per week. This timeline is both beneficial to Owner Occupiers and Investors. This property could achieve a potential rental return of \$510 - \$540 per week (approx). Set in an ever-popular street, hugely popular suburb and close to all Moonah conveniences this one is sure to tick all the boxes. The majority of hard work has already been completed with a modern bathroom and kitchen and brand new carpet throughout, all that is needed is a lucky purchaser to complete this already impressive package. Accommodation includes 3 good sized bedrooms, the master featuring a unique wet area with a spa bath, upgraded spacious, open plan kitchen / dining and lounge, contemporary bathroom and separate external laundry. The home provides a flexible floor plan and plenty of scope for the new owner to upgrade, add their own touch and add even further value to the property. Outside the benefits continue with a large low maintenance yard including outdoor entertaining areas, a double carport behind a garage roller door plus additional off-street parking. Utilise the garage space for the home handy man or someone just wanting some extra storage. Conveniently located this will be sure to suit an array of purchasers. The pictures only capture a small part of what this home truly has to offer, an inspection is a must, you will not be disappointed by the opportunity that awaits. Capitalise on the booming Moonah market before you miss out. If you are curious to know the value of your home or are thinking of selling please contact your previous Number 1 Sales Consultant in Australia Nat Downton from Downton Property for your no obligation free market appraisal. She has sold more homes here than any other agent in the past 10 years.