

**36/38 Amiens Avenue, Moonah, Tas 7009**

RIPPLE

**Sold Unit**

Thursday, 19 October 2023

36/38 Amiens Avenue, Moonah, Tas 7009

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 111 m2**

**Type: Unit**



Mel Shutt

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**\$435,000**

If you're contemplating more streamlined living arrangements, this wonderful two-bedroom apartment in a well-established area and close to all of Moonah's amenities is a perfect choice. Built in 1996 and part of the quiet Whispering Pines complex, this second-floor home offers spacious and easy living - just move in and make yourself at home. The open plan living area is filled with natural light that streams through the feature bay window which is a great spot to work, eat, relax and admire the pleasant outlook over the rooftops towards the rolling hills of the Eastern Shore. There is a neat and functional kitchen and a comfortable lounge with reverse cycle air conditioner to keep things at an ideal temperature all year round. Step onto your own private balcony via glass sliding doors, facing north-easterly to capture the sunny aspect and delightful view, where you can unwind with a coffee, wine or a good book. Both bedrooms are generously sized with ample built-in storage, and the master bedroom includes balcony access and an impressive ensuite with spa, corner shower, vanity and toilet. The property is completed with a second bathroom, separate toilet, plus laundry facilities. Secure parking is available in the basement carpark, and a lift will take you from there directly to your door - now that's convenient! Situated close to a local doctor's surgery and pharmacy at the end of the street, an easy walk will take you to the bustling Moonah shopping precinct with excellent public transport facilities. Glenorchy's many services can be found just a few minutes further up the road, and for those who enjoy an active lifestyle, there is easy access to the intercity cycleway. With all the attractions of its location and near-zero maintenance, this impressive home provides a wonderful opportunity for a simple yet incredibly comfortable life. 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.