

36 Corinda Grove, West Moonah, Tas 7009



House For Sale

Wednesday, 15 May 2024

36 Corinda Grove, West Moonah, Tas 7009

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 692 m2

Type: House



Mark Weaver
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Rob Henry
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Offers over \$615,000

Surrounded by parks and community gardens, and with expansive views across the Derwent River, this generous family home will suit the growing family or savvy house flipper, benefiting from a fully self-contained 1-bedroom apartment on the ground floor. This north facing property uniquely provides its occupants with dual, level access - the top level of the house is serviced by an electronically gated driveway and access ramp off Emily Road, whilst the lowest level contains a single undercover garage, perfect for those living in the ground floor apartment. Built in 1972 this solid brick construction is largely in original, 70's retro condition, however the kitchen has received a lovely modern renovation. Featuring Euro appliances, classic soft close cabinetry, and sleek Laminex benchtops, you can cater for your family in luxury, all whilst feasting on those jaw dropping views. All four upstairs bedrooms are carpeted, 2 with built in robes, whilst a handy sunroom creates a breezy haven within which to read a book or take an afternoon nap. The family bathroom contains a shower, vanity and toilet whilst a separate toilet is available for your convenience. The living room is expansive, a fantastic space to admire your views and have all the family socialising together in comfort. With a dining nook linking to the kitchen, this really is a fantastic opportunity to create an amazing open plan living zone. Downstairs, a 72m² self-contained apartment is access separately and is ideal for multi-generational living or could be utilised for long/short term accommodation (STCA). This space is highlighted by a large living/dining room and adjoining bedroom, whilst the kitchen and bathroom are both neat, tidy, and functional. At the rear of the property there stands a huge Colourbond workshop, an absolute sanctuary for the home handy person, or it could also be utilised as a games room, rumpus or gym. The apartment is fronted by a large entertaining courtyard, whilst the main house incorporates a sunny, enclosed patio at its entrance. Formerly known as Springfield, West Moonah, is fast becoming a real buzz suburb due to its closeness to the city and growing cultural diversity. West Moonah has two schools. Springfield Gardens Primary School is a public school and the independent Seventh-day Adventist Hilliard Christian School. There are also two parks, including the Jim Bacon Reserve, just a few minutes' walk from this property. West Moonah is nearby shopping areas, schools, churches, government services, sporting facilities and childcare centres in the neighbouring suburbs of Glenorchy, Derwent Park and Moonah. West Moonah is serviced by one bus route. By car, West Moonah is 15 minutes from downtown Hobart and 6 minutes from New Town. Contact Mark Weaver to ensure your inspection today.

- North facing, expansive river views
- Spacious, light filled living zones
- Fully self-contained ground floor apartment
- Renovated kitchen, sleek benchtops, Euro appliances
- Dual access, huge colourbond workshop

Council Rates: \$2,100 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)