

**36 Eleventh Avenue, West Moonah, Tas 7009**



**House For Sale**

Wednesday, 20 March 2024

36 Eleventh Avenue, West Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 723 m2**

**Type: House**



Kate Clark  
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## Offers Over \$645,000

Introducing 36 Eleventh Avenue, West Moonah - a prime location in a popular neighborhood, this 3-bedroom family home offers a range of desirable features and updates that make it an ideal choice for buyers. Step inside and you'll be greeted by new floating floorboards in the spacious living room and dining room, a chef's delight spacious kitchen is perfect for those who love to cook and entertain, the three bedrooms and hallway have been fitted with new carpet, providing a cozy and comfortable atmosphere. Additionally, the double-glazed windows offer improved insulation and soundproofing. The family bathroom enjoys updated features, ensuring a modern and stylish space for all. But that's not all - the highlight of this property is the upgraded and landscaped 3-tiered backyard with its own fully automated watering system. It's a true kids paradise, complete with a slide, climbing wall, cubby house, trampoline, and swing set, the backyard is fully fenced, making it safe for children and ideal for pets. To top it off, the exterior of the house has been freshly painted, including the gutters and trims, this adds to the curb appeal and ensures a well-maintained appearance. Situated within minutes of Moonah Central, you'll have easy access to shopping, restaurants, takeaway options, and essential services, the property's prime location allows for a stress-free 15-minute commute to Hobart. West Moonah offers the advantage of being in close proximity to local public and private schools, as well as convenient transportation options, families with school-aged children will appreciate the convenience of having schools nearby where there are several reputable public and private schools within a short distance from the property, providing excellent educational opportunities for children of all ages. Furthermore, the location of this home offers easy access to transportation. Whether you prefer to commute by car or utilise public transportation you'll have convenient options available. Major roads are easily accessible, making it easy to travel to and from the property. Additionally, public transportation is within reach, providing a hassle-free commuting experience. Council Rates \$2100 approximately Water Rates \$1600 approximately Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing. [?](#)