

38 Girrabong Road, Lenah Valley, Tas 7008



Sold House

Tuesday, 15 August 2023

38 Girrabong Road, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 582 m2

Type: House



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\$678,000

Located in the ever-popular city fringe suburb of Lenah Valley, this wonderful family home is within a very short drive to a host of private and public schools as well as Hobart, North Hobart, Glenorchy and New Town shopping precincts. I challenge you to find a property with a more versatile floorplan than 38 Girrorabong Road. The residence which sits on the high side of the road provides stunning views looking down the valley to the river and back up to the mountain. Living spaces are in abundance with multiple areas including informal dining, lounge and an additional room which is currently utilised as a fourth bedroom but could also be used as another lounge room or sitting room. The Tas Oak kitchen is also here and with walk in pantry and plenty of storage is the social heart to the home. It overlooks the sunroom which provides direct access to the backyard. The bedrooms are all located at one end of the home away from the living areas ensuring privacy. The master bedroom is a good size with built in robes and an ensuite, the second of the bedrooms is large with built-ins and the third is smaller and would make the ideal children's bedroom, office or nursery. Completing the top level is the family bathroom, separate toilet and laundry. Via the internal stairs to downstairs the area here requires some imagination and with the flexible floorplan there are endless ways this space could be utilised. There is a huge double garage great for multiple cars or other vehicles, workshop space, abundance of storage and small rumpus at the rear which includes a bar and access to outside which would make for a great man cave or small studio. Outside, the entertaining options continue with an undercover gazebo ideal for entertaining, looking over the low maintenance landscaped garden and fully fenced backyard. The backyard contains established rose bushes, lovely garden beds and even a fish pond. It is the perfect location for a family BBQ or alfresco dining. The property captures excellent sun, is framed beautifully by low maintenance living and provides the perfect way to unwind and entertain guests. Extra features such as proximity to public transport, local parks including a small playground opposite the property and a 10 mins walk to the beautiful John Turnbull Park, coupled with being only minutes away from schools, Moonah or New Town shopping and local amenities, ensures this gorgeous property will be well received by the market. The property would suit the larger family looking for extra space, or an investor looking for a grand home to add to their portfolio. The property is currently rented for \$500 per week till January 2024, but market value is approximately \$550 per week. Phone for an inspection today this will be a hugely contested property so don't miss out! Amazing house, amazing location and most of all amazing value!