

38 Sinclair Avenue, Moonah, Tas 7009



Sold House

Tuesday, 14 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1022 m2

Type: House



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\$655,500

Positioned on a huge 1,022m² block with elevated northeasterly views of the river, this stately dual living home is in need of a renovation to bring it back to its former glory and offers enormous potential in a prime location. The property has two dwellings with one on each level enhancing privacy. Head upstairs to the top floor, and once you look past the cosmetic damage, you will appreciate original features such as wide hallways, large bedrooms, and timber detailing. Due to its elevated position, natural light floods into every room and you can enjoy views of the River Derwent. This level has three bedrooms, one bathroom, and a separate laundry with exterior access. Downstairs there is a one bedroom self-contained unit with a kitchen and meals area, lounge room with timber flooring, separate exterior access, and a bathroom combined with a laundry. Make no mistake, this will need some work. Located at the end of a quiet cul-de-sac, the home is within easy walking distance from the main street of Moonah with shops, cafes and transport. There are numerous schools close by while Hobart's CBD is just 5.5km away. Whether you are searching for your next potential family home or looking to add value with a renovation in a fabulous location, this property will not disappoint.

- 4 bedrooms, 2 bathrooms, single garage
- 1,022m² elevated block
- 3 bedroom home upstairs with amazing water views
- 1 bedroom self-contained unit downstairs
- Huge backyard
- Original timber features
- Potential to add value with a renovation
- Garden shed
- Northeasterly aspect
- Quiet neighbourhood
- 800 metres from Moonah's main street
- 5.5km from Hobart's CBD

Built: 1960
Council Rates: Approx. \$2500 pa
Water Rates: Approx. \$1320 pa + usage