

38A Stratton Avenue, Lenah Valley, Tas 7008

RIPPLE

Sold House

Saturday, 18 November 2023

38A Stratton Avenue, Lenah Valley, Tas 7008

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 663 m2

Type: House



Warwick Page
0362280895

Contact agent

With magnificent city and mountain views, this two-bedroom freestanding home situated in a leafy corner of popular Lenah Valley is a wonderful opportunity for investors, downsizers and those looking for a quiet and comfortable lifestyle - all within ten minutes of central Hobart. The communal space is separated into three rooms, with a seamless flow between them that creates a flexible and functional floorplan. Large windows fill the living room with natural light and make the most of the view across Hobart's cityscape, the Derwent River, and Eastern Shore. There's both reverse cycle air conditioning and a natural gas heater for year-round comfort, and access to a slate-tiled patio - where you can enjoy a morning coffee or relax with your favourite drink at the end of the day. Step through to the pleasant dining room, and on to the sizeable kitchen. Recently renovated since the property's 1975 build, there's a good amount of storage here, and the direct view of majestic kunanyi/Mt Wellington will make every meal prep a pleasure. Both of the generous double bedrooms have built-in wardrobes and face onto the private rear yard. The bathroom has also been updated in recent times and includes a large vanity, separate bath and shower, with the toilet adjacent and internal laundry facilities available. The 663sqm block features an established garden with colourful blooms, a 2-car carport, garden shed, and covered outdoor area that is a perfect spot for entertaining friends or al fresco dining. Situated close to the many cafes and shops in Lenah Valley, North Hobart and New Town, reputable local schools and childcare, Calvary Hospital, and with a bus service passing right along Stratton Ave - this really is an ideal location with everything nearby. Add to that the nearby parks - including John Turnbull Park with a dedicated dog exercise area - and easy access to the extensive network of walking and bike tracks that will allow you to explore the vast Wellington Reserve. Quiet and convenient living plus fabulous views will make this delightful home an attractive opportunity for many, so be quick to contact Warwick and arrange an inspection time - you won't want to miss this! 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.