

**39 Augusta Road, Lenah Valley, Tas 7008**



**House For Sale**

Tuesday, 16 January 2024

39 Augusta Road, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 984 m2**

**Type: House**



Hugh Balcombe

0488991570

## Offers over \$775,000

Situated at the city end of Lenah Valley, 39 Augusta Road is a great opportunity to enjoy a charming 1920s double-brick home and discover its potential. The north-facing dwelling boasts a functional floorplan spanning 150 square meters, positioned on a large 984 square metre allotment. The property is complimented by 'inner residential' zoning, inviting developers and those with an eye for renovation to explore the potential (STCA). The upper level has three bedrooms, a bathroom, a well-equipped kitchen, and a dining area, along with a spacious north-facing living room. The living room leads to a sunroom, with a view towards the River Derwent. The sunroom has access to the large entertaining deck. There is an outbuilding comprising a laundry, separate toilet and woodshed. The lower level comprises two additional rooms, one with external access to the backyard. The house is thoughtfully equipped with a ducted gas heating and cooling system, as well as several panel heaters and a large wood fire in the living room. Enhancing convenience, the property provides various entry points—a pedestrian entrance from Augusta Road and vehicle access from Honora Avenue, through a right-of-way. The home includes a single carport and plenty of room for additional off-street parking on the expansive 984-square-meter lot. Zoned as 'inner residential,' the property presents potential for further development (STCA). The land, relatively flat with a slight slope from the southern to northern boundary, offers potential for those seeking expansion or enhancement. 39 Augusta Road provides an enviable lifestyle, enjoying proximity to local well renowned public and private schools. Public transport is readily accessible, ensuring seamless connections to the Hobart CBD and other key destinations. Hill Street Grocer and Salamanca Fresh are a short walk down the road. The home is also within walking distance of the Lenah Valley and North Hobart retail and hospitality precinct. Incorporating charm, ample development potential, and a prime location in Lenah Valley, 39 Augusta Road stands as a unique opportunity for those seeking a blend of character and potential.