

# 4 Paraclete Avenue, Mount Stuart, Tas 7000

PETERSWALD  
for property

## Sold House

Monday, 14 August 2023

4 Paraclete Avenue, Mount Stuart, Tas 7000

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 827 m<sup>2</sup>

Type: House

**\$830,000**

Set in quiet and pretty Paraclete Avenue, this Deco home retains many original features and enjoys sweeping views across the city and harbour. Accommodation is all set across the main level of the home, with two generously proportioned bedrooms. The master has an abundance of built-in robes and the second room also has built-in robes and looks out to the inviting view. The large formal living room features an open fire place, dual aspect windows, and is large enough to use as a lounge and dining space. The informal dining and sunroom is open plan to the kitchen, all enjoying morning sun, sweeping views, and door to the undercover rear deck, the perfect place to entertain and enjoy the outlook over the backyard. The family bathroom has been updated and includes a European style laundry. Under the house is a separate toilet, laundry, and sub floor storage as well as a lock up garage. Externally the property has fantastic street appeal, a beautiful entry forecourt, and front porch. The backyard is filled with established trees for a lush leafy feel and incredible privacy given this city fringe location. There is easy access to the bus route on Mount Stuart Road and walking distance to the CBD, or North Hobart entertainment precinct. Directly across the road is a discreet walkway linking Paraclete Avenue to Gillon Crescent for easy access to Mount Stuart Primary school and the Knocklofty Bush Reserve walking trails beyond. This enclave of Mount Stuart attracts a lovely community feel, with many longstanding wonderful neighbours, making 4 Paraclete Avenue the perfect place to establish your forever home. With many beautiful features to retain and potential to reconfigure to three bedrooms under the current roofline, this property is filled with potential. Year Built: 1949 Rates: \$2,450 per annum approx Water Rates: \$1,000 per annum approx #thedifference