

**40 Constance Avenue, Glenorchy, TAS, 7010**



**Sold House**

Thursday, 6 July 2023

40 Constance Avenue, Glenorchy, TAS, 7010

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



KerriLouise Hooper



Kahn Duffey

## Modern Charm

Ideally located in a quiet, yet convenient street just 500m walk from all that the Main Road Glenorchy shopping precinct has to offer; this property offers a convenient balance of peace and proximity. The interior of this light-filled character home has been refurbished over the years and now boasts a neutral colour palette, beautifully complimenting polished timber floorboards that span throughout the kitchen, lounge, and bedrooms. It is a delightful home with something for everyone, offering an enticing move-in ready opportunity at an affordable price.

The home is comprised of a generously sized flexible floorplan, with the option to be configured as a spacious three bedroom home with both formal lounge and living room, or the bonus of using the living room as a fourth bedroom. Tucked away in the far wing of the house and serviced by walk in robes and a powder room, this arrangement facilitates a carpeted and private master bedroom.

As you enter the lounge room, floor to ceiling bay windows flood the space with natural light and when coupled with an open fireplace, boasts a real sense of grandeur. Ready to be enjoyed year-round! The home also features a large eat-in kitchen, ample storage space, reverse cycle air-conditioning and a separate laundry that opens out onto a sizeable undercover area.

Sitting on a 647m<sup>2</sup> block, the property is fully fenced and is benefitted by level grounds and surrounds!! It has a carport, garage and/or workshop and additional off-street parking. A well-maintained backyard becomes your own leafy urban oasis, featuring established gardens, mature fruit trees and stunning mountain views at sunset. Complete with a cubby house for the kids, this is a beautiful property ready to call home.

- Gorgeous character filled home
- Walking distance to nearby shopping precinct
- 15 minutes to Hobart CBD
- Level grounds and surrounds
- Convenient balance of peace and proximity
- Move-in ready
- Polished timber floorboards
- Three large bedrooms + option for 4th bedroom
- Large windows invite lots of natural light.
- Established gardens, mature fruit trees and stunning mountain views at sunset.
- Enticing opportunity at an affordable price!