

40 Sixth Avenue, West Moonah, Tas 7009



House For Sale

Thursday, 13 June 2024

40 Sixth Avenue, West Moonah, Tas 7009

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 566 m2

Type: House



Evan Riseley
0438631180



Tony Dion
0404646846

Offers Over \$770,000

This property literally offers two homes for the price of one with a 3 bedroom home at street level and fully self contained & approved 2 bedroom flat on the lower level! Located in the popular suburb of West Moonah this house & flat is an outstanding investment opportunity and the perfect place to call home! Welcome to 40 Sixth Avenue!- Dual tenancy (and potential for dual income) with 3 bed & 1 bath at street level and 2 bed & 1 bath downstairsThe street level home includes:- A renovated kitchen with plenty of storage- Terrific views over the River Derwent- Light & bright interiors with new carpet and polished timber floors- 3 generous sized bedroomsThe Separate Flat Downstairs includes:- 2 bedrooms - Kitchen with breakfast bar and open plan living- Currently tenanted at \$370 per week There's also a large rumpus area downstairs that includes stairs to the house upstairs (currently covered over but easy to reinstate) that offers the potential for further development such as additional living space or even a third tenancy (STCA)Conveniently located near various amenities including shopping centers, schools, parks, and recreational facilities. The Hobart CBD is approximately a 15-minute drive away.* The vendor reserves the right to accept offers prior to the advertised open home times.* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.