

44 Sixth Avenue, West Moonah, Tas 7009

House For Sale

Wednesday, 24 January 2024



44 Sixth Avenue, West Moonah, Tas 7009

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 652 m2

Type: House



Marc Lester
0361847223



Sam Lester
0447190482

\$595,000+ Price Range

This charming weatherboard home seamlessly blends the character of the 60s with modern updates, creating a warm and inviting atmosphere. Offering a comfortable and versatile floor plan, it is perfect for those seeking a delightful blend of vintage charm and contemporary convenience. The main level of the home offers three bedrooms with a self-contained studio underneath it is a flexible floor plan that will suit a myriad of buyers from extended families, large families or those seeking a great work from home space. The heart of this home is undoubtedly its newly renovated kitchen, featuring spacious countertops, gas cooking facilities, a dishwasher and ample storage for all your culinary needs with views of Mt Wellington to top it all off. The living area is adorned with lovely timber floors and a gas-electric fire, complete with a lovely sandstone surround and there is also the convenience of a reverse cycle air conditioner. The three bedrooms on the main level have two equipped with built-in robes. The second bedroom treats you to picturesque water views over the Derwent. The bathroom, combined with a convenient laundry, boasts a bath with a shower over it, with the added luxury of gas hot water and a separate toilet for added convenience. An exceptional feature of this property is most certainly the self-contained studio under the house, offering a separate entrance, a small kitchenette, and a bathroom. This versatile space is ideal for extended family members, older children, or guests or a great work-from-home space, providing both privacy and functionality. Situated on a generous 652 sqm block, the property boasts a charming cottage garden at the front complete with a white picket fence, adorned with a variety of flowering plants. The expansive backyard presents an opportunity for gardening enthusiasts, with shade from an established tree, a collection of fruit trees and raised veggie beds already in place. A single carport with direct access to the home and off-street parking for one car add to the practicality of this residence. West Moonah is a vibrant suburb with proximity to both Hobart CBD and the bustling shopping precinct of Moonah. Enjoy the convenience of urban amenities while relishing the tranquillity of a suburban lifestyle. This property is a perfect choice for those entering the market, offering not only a well-maintained and updated interior but also abundant outdoor space and versatile accommodation options. Embrace the charm of 44 Sixth Avenue and make it your haven in the heart of West Moonah.