

# 6 View Point Road, West Moonah, Tas 7009

## House For Sale

Thursday, 13 June 2024



6 View Point Road, West Moonah, Tas 7009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 663 m2

Type: House



Nat Downton



Hamish Reeve  
0447118178

## Offers Over \$475,000

This property offers a remarkable opportunity to acquire a charming home with dual access from Easton Avenue. Ideally positioned, this well-maintained two-bedroom home showcases the distinctive features of its era, including separate lounge, dining, and kitchen areas, along with two spacious bedrooms. If needed, the living room can be closed off to provide additional accommodation. There is an unapproved self contained studio / bedsit at the rear of the property, boasting a kitchenette & bathroom, ideal for entertaining or to be used as teenage retreat or guesthouse. Currently situated on over 660sqm of land, the property offers ample space for further development and comes with approved planning permits and plans. The sale of this property is versatile and open to the following offers: 2-bedroom, 1-bathroom dwelling on approximately 330m<sup>2</sup> of land: Offers Over \$475,000 2-bedroom, 1-bathroom dwelling on approximately 663m<sup>2</sup> of land with approved plans for a second dwelling and separate road access: Offers Over \$565,000 Located at the border of West Moonah and Glenorchy, all essential services are just minutes away by car, and public transport is easily accessible. Whether you plan to move in, continue the lease, or start developing immediately, 6 View Point Road, West Moonah, offers a perfect blend of immediate comfort and long-term potential. This property can be sold as is or with a smaller block, depending on your needs and preferences. Key Features:- Dual access from View Point Road and Easton Avenue- Classic charm with separate lounge, dining, and kitchen areas, plus two large bedrooms- Approved planning permit- Close proximity to essential services and public transport Please contact us today for further information and with a time to inspect. Disclaimer: Downton Property has taken all care in compiling the marketing material and information in this presentation. However, we cannot guarantee the accuracy of measurements or details provided and accept no responsibility for any part of this advertisement. The particulars in this advertisement do not form any contract. We recommend interested parties independently verify the information and make their own inquiries to satisfy themselves. All photos, videos, and marketing materials are the property of Downton Property and cannot be downloaded or used for any purpose without express written consent from Downton Property.