

**68 Amy Street, West Moonah, Tas 7009**



**Sold House**

Wednesday, 23 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Rose Allie

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**\$585,100**

This wonderful mid-century weatherboard home is ideally located within walking distance to the popular Moonah shopping precinct and Main Road bus routes, and just 7kms from the Hobart CBD. Light and bright, the living areas benefits from a semi-open plan design with a full wall of windows framing the dining room adjacent to a large refurbished covered deck, creating highly functional indoor-outdoor flow. The main living area has a cosy, homely feel and is efficiently heated by reverse cycle air conditioner. The kitchen offers ample bench space, a large pantry, and a recently installed Miele dishwasher. Both bedrooms benefit from the sunny aspect and feature modern built-in wardrobes with attractive outlooks to lush green foliage. The main bedroom also has a newly installed reverse cycle air conditioner. The bathroom has been updated with a frameless shower and large vanity unit, with a stained-glass window above the vanity. The adjacent toilet is separate to the bathroom. An additional bonus is the downstairs laundry/utilities room, a genuine multi-use area and ideal study. This space offers plenty of extra storage with built-in wardrobes and access to understorey containing the large, recently installed hot water cylinder. Beautifully maintained and appointed, this charming home is positioned behind a recently installed steel front fence and immaculately manicured gardens, with new exposed aggregate pathway leading around to the backyard. Outdoors, the surrounds are peaceful and private with established foliage. There is a large north-facing washing line and spacious paved entertaining area, perfect for the summertime BBQ. Other additional features include solar panels and a discreetly located garden shed. The house is adjoined to a carport providing convenient access to the front door. This home is a great start for those looking to get a foothold in the popular Moonah/West Moonah market, an excellent opportunity for the savvy investor or downsizer.