

# 7 Dawkins Court, West Moonah, Tas 7009



## Sold House

Friday, 6 October 2023

7 Dawkins Court, West Moonah, Tas 7009

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 968 m2

Type: House



Nat Downton



Hamish Reeve  
0447118178

## Contact agent

Nestled serenely on a tranquil, secluded street and conveniently proximate to West Moonah's abundant amenities, this splendid four-bedroom residence, constructed in 1990, presents an expansive, adaptable living space that beckons to families and investors alike. On the upper floor of the residence, you'll discover an inviting family haven comprising a spacious living room with scenic leafy view, a contemporary kitchen with ample storage, a dining area, and seamless access to the spacious deck through sliding glass doors. This outdoor haven seamlessly extends the living area, creating an ideal setting for entertaining friends, relishing alfresco family meals, or simply unwinding while gazing upon the captivating panorama of tree-framed rooftops cascading down to the Derwent River. Three bedrooms, all equipped with built-in wardrobes, along with a family bathroom and a separate toilet, round out the upper level. The home boasts natural gas heating for year-round comfort. The lower level, accessible via internal stairs, houses a self-contained unit with a well-appointed kitchen, a generously proportioned living area, a double bedroom, a bathroom, laundry facilities, and a separate external entrance. This versatile space is perfect for hosting guests, serving as a teenager's retreat, or generating rental income—an adaptable zone designed to suit your unique needs. Situated on a 968 sqm parcel of land, the property provides ample outdoor space, while the fenced rear yard offers a secure playground for children and pets. Cultivate your own vegetable garden, savor the great outdoors, and relish the tranquility and seclusion this space provides. Moonah's vibrant shopping precinct is a mere 1km away, offering an array of services, dining options, and entertainment, while central Hobart is just a ten-minute commute. Nearby, you'll find recreational areas, esteemed schools, and childcare facilities, including easy access to The Friends' School and Dominic College. For those who prefer not to drive, a regular bus service traverses Highfield St, and the Intercity Cycleway is conveniently accessible beyond Main Road. This exceptional West Moonah property is poised to bring your homeownership aspirations to life. With its capacious and adaptable living areas, expansive outdoor environs, and prime location, it's a must-see for anyone seeking a spacious and versatile Hobart residence. Contact Nat or Hamish today to arrange a viewing—this opportunity is truly exceptional!