

# 71 Springfield Avenue, West Moonah, Tas 7009

## House For Sale

Tuesday, 6 February 2024



71 Springfield Avenue, West Moonah, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Nat Downton



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## Offers Over \$545,000

Discover the value in this generously proportioned brick family home, perfectly positioned to meet the diverse needs of today's real estate market. Whether you're a first-time homebuyer, astute investor, or eager to make your mark in the flourishing Moonah market with the promise of long-term equity growth, this residence is a prime opportunity. Currently owner occupied but with a potential rent of approximately \$550 per week, this property offers a strategic advantage and enticing prospect for those seeking a sound investment or first home. Nestled in a popular street, within the highly sought-after suburb of West Moonah, and in close proximity to all local conveniences, this home effortlessly checks all the boxes. Much of the hard work has already been completed, featuring a modern bathroom and kitchen, and having recently been painted throughout, it leaves only the finishing touches for the fortunate buyer to complete this already impressive package. Accommodation comprises three well-appointed bedrooms, spacious, open-plan kitchen/dining and lounge and family bathroom with spa. With a flexible floor plan, there is ample scope for the new owner to personalise, upgrade, and further enhance the property's value. Outside, the benefits abound with a sizeable, low-maintenance yard boasting outdoor entertaining areas, a single garage and additional off-street parking. The garage space also provides versatility for a home handyman or additional storage needs. Strategically positioned for convenience, this property is poised to suit a diverse range of buyers. While the pictures offer a glimpse of its allure, an in-person inspection is a must to fully appreciate the potential this home holds. Seize the opportunity to capitalise on the thriving Moonah market before it passes you by. For those curious about their home's value or contemplating a sale, connect with Nat Downton, Australia's former Number 1 Sales Consultant, for a no-obligation free market appraisal. With a decade-long track record of success, Nat stands out as the top-selling agent in the area, offering trusted guidance for all your property needs.