

**9 Bealey Avenue, Lenah Valley, Tas 7008**



**Sold House**

Saturday, 17 February 2024

9 Bealey Avenue, Lenah Valley, Tas 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 711 m2**

**Type: House**



Leesa Harrison

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**\$630,000**

Welcome to 9 Bealey Avenue for the first time on the Market, this home has been lovingly maintained by one owner since the 1960s. Upon arrival you are greeted by the colourful established garden full of a variety of flowers and plants which has been meticulously cared for over many years. Stepping inside is a lovely grand entrance hall which immediately sets the feel of the inviting warmth of a family home yet is a property which will suit a large range of buyers with various needs and requirements. The living room is comforted with a reverse cycle floor mounted Daikin system and warmed by beautiful natural sunlight which beams into the lounge and kitchen. The kitchen is fully functional with ample cupboard space and looks over rural scenery of nearby Wellington Range and surrounding hills. There are three main bedrooms with the master suite offering substantial space whilst the second bedroom has an outlook of commanding kunanyi/Mt. Wellington. The bathroom is positioned centrally within the home and boasts a large shower bay with double opening doors. The laundry is situated separately to the bathroom as is the toilet. Outdoors there is much to explore, there is a large lockable space under the house for storing bulkier items. The allotment is sizeable at 711m<sup>2</sup> (approx.), offering plenty of area if you wish to add onto the home or wish to add a large sundeck (S.T.C.A.) The yard captures an abundance of sunshine and there is a lovely level decked area for soaking it up, the perfect environment for the established Green Gage and Lemon Trees, as well as a shaded potting area for the keen gardener. There are multiple aviaries within the backyard which could host birds, chickens or simply for added storage. Lenah Valley is a quick commute to Hobart CBD, approx. 10 minutes, with public transport options making it an enticing area for city workers. Being a central suburb it makes it a quick trip to many locations such as the Eastern Shore or Northern Suburbs. Popular cafes and eateries are within a few minutes and trendy NoHo is only a 5 minute trip (approx.). This property exudes potential and is well worth adding to your priority list to inspect. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.