

# 9 Ratho Street, Lenah Valley, Tas 7008

HARRISON  
AGENTS

## Sold House

Friday, 1 September 2023

9 Ratho Street, Lenah Valley, Tas 7008

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 754 m<sup>2</sup>

Type: House



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**\$1,205,000**

This immaculate home exudes elegance and sophistication in the most sought-after area of Lenah Valley. A show-stopping kitchen, a stunning master suite with walk-in robe, study and ensuite, four double bedrooms and a perfectly designed living area flowing on to a sun-filled entertainers' deck. A mix of original character and modern design, this property is fully renovated to the highest specifications to make it the perfect family home. Plenty of space for everyone and all the requirements of modern family living: two bathrooms, flat and fenced back lawn, carport, off-street parking for two cars, open plan living, study, heating throughout and designer laundry. All this in the prime location of Ratho Street in the Lenah Valley golden triangle: where Mount Stuart, New Town, and Lenah Valley join. Lenah Valley's vibrant cafés, boutiques, shopping strip and local Tasmanian grocery stores are all just a short walk away. Original floorboards in the hallway and kitchen lead to the spacious and light-filled living area with high ceilings, Tas oak floorboards and a view of Mount Wellington (kunanyi). Tri-fold doors open to extend the living area out to the entertainers' deck and bring the outside in. The designer kitchen comprises of stone benchtops, breakfast bar, matte black tapware, undermount sink, space for a double fridge, integrated dishwasher, sleek design, Bosch induction stovetop and a Bosch oven. The master suite does not disappoint with a fireplace mantle, study, walk-in wardrobe, and decadent private ensuite with double sinks, floating vanity, heat lamp, floor-to-ceiling tiles, free-standing bath, and shower. Within the catchment area for Mount Stuart Primary School - one of Hobart's most desirable primary schools - the home is just 5 minutes' drive from North Hobart's buzzing restaurant strip and 10 minutes' drive into Hobart's CBD. Everything you need is within close walking distance giving this home exceptional lifestyle appeal. The property has been fully updated with new plumbing, electrics, and insulation. A full renovation inside and out includes heat pump and double-glazed windows in the living area, all-new carpets, and painting, restored original floorboards, Bluetooth panel heaters and blackout blinds in all bedrooms as well as ample of under house storage.