

90 Butler Avenue, Moonah, Tas 7009



House For Sale

Thursday, 28 March 2024

90 Butler Avenue, Moonah, Tas 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 508 m2

Type: House



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Suzanne Hede  
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## Offers over \$645,000

You'll find a warm welcome in this immaculate property that's been updated with meticulous attention to detail and quality. Presenting with a perfect blend of original features, yet with modern comforts and impeccable styling, this spacious sun-drenched home boasts high ceilings, fretwork, picture railing, decorative fire surrounds with mantle and elegant décor, evoking a calm ambiance, along with a flowing layout ideal for family life and a rustic alfresco zone with pizza oven - perfect for family gatherings. Brimming with period charm, the much-loved light filled weatherboard residence begins with a front porch with bullnose veranda into a front vestibule which invites you into the formal lounge, with boxed window. The kitchen is adjacent to the family living/dining - it is easy to imagine nestling in front of the toasty fire on a cold winter's evening. There are three generous sized bedrooms all with panel heaters. Sumptuous bathroom with separate shower and roll top claw foot bath, separate galley style laundry with plenty of storage and separate toilet completes the inside. Outside one can relax and overlook the private easy-care garden. There is a peaceful studio or teenage retreat to enjoy, together with a powered garage / workshop and one can wander through the meandering garden with established fruit trees & raised veggie garden beds to the cubby house and mud sink. There is off street parking, all set on a bigger than it appears 508 sqm (approx.) block. This enchanting home, built in 1915 said to be the home of the local blacksmith, is conveniently positioned to make life a breeze with getting the children to all their sporting and after school activities. Comfortable and very appealing, yet also potential for updates if desired. This is a delightful home close to highly regarded schools, sporting facilities and just minutes to vibrant local eateries and facilities. 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 inquiries to verify this information. Distances and time frames are approximate only.