

34 Amy St, West Moonah, TAS, 7009



House For Sale

Friday, 30 August 2024

34 Amy St, West Moonah, TAS, 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Colin Miller

0417246760

Family Home With Glorious Views

Families, first home buyers, investors, and second home buyers will all have something to get excited about with this conveniently located, sunny and comfortable home with elevated views of the River Derwent, valley and suburbs below and beyond.

Being sold now by just its second owner since being first built in 1958, everything has been taken care of to make this a 'walk in with no more to do' home.

The open plan kitchen, dining and living room ushers in those fabulous views and opens out to a 'zero-maintenance' Eco-deck where you can soak in the sun and fresh air. You will be kept warm in winter and cool in summer via a reverse cycle air conditioner, plus there is a panel heater to take the edge off in winter months.

Contemporary updates include a gleaming kitchen with engineered stone, gas cooking and window to those wonderful views; a modern light and bright bathroom that retains the original cast iron bath; and you will absolutely fall in love with the beautiful original polished Tasmanian oak floorboards.

The colour scheme is neutral and bright so that even your furniture will feel at home.

Children and pets will love the entertainment sized, fenced and sunny back yard that is large enough too for those who are horticulturally inclined and keen on ornamental and productive gardens. Plus there is ample storage space in the single car garage and workshop as well as additional storage area and laundry beneath the property.

West Moonah is not just a great place to live and raise a family, it has also proved to be a reliable suburb for investors too with consistent capital growth, low vacancy rates, and steady rental yields. There is a current lease in place until 9th November 2024 to quality tenants who have kept the home looking great for the past four years. They are currently paying \$500 per week, representing a solid nest egg for the future.

You will love the proximity to the Moonah retail and services hub a where restaurants and cafes are a mere 8-minute walk away and less than 700 meters to your door. There's easy metro bus transport, and it is only 12 minutes' drive to the city. Schools and recreation facilities are also nearby.

Register your interest with Colin Miller without delay.

Council Rates: \$1,772.00 per annum (approx.)

Water Rates: \$1,100.00 per annum (approx.)

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