

37 Tregear Street, Moonah, TAS, 7009



House For Sale

Wednesday, 14 August 2024

37 Tregear Street, Moonah, TAS, 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Cam Rogers
0475002814



Brianna Marriott
0403724434

Low-Maintenance First Home, Downsizer or Investment on a Level 688m2 Allotment

37 Tregear Street is a 3-bedroom, 1-bathroom weatherboard home that has been fully renovated and upgraded throughout to present an ideal move-in ready first home, downsizer or investment.

Originally built in 1947, the property has gone extensive renovations throughout to cater the demands of the busy homeowner. Set on a generous 688m2 allotment, the property is located at the end of a quiet cul-de-sac and is a 5-minute walk to the bustling Main Road Moonah with a variety of cafes, shops and services.

Inside, the property comprises approximately 107m2 of floor area and is set across one level. Accommodation comprises three large bedrooms (one with built-in wardrobes), serviced by a large family bathroom, including a bath, separate shower, vanity, and a separate toilet.

At the heart of the home lies the well-appointed kitchen, equipped with premium Westinghouse appliances, a 5-burner gas cooktop, and high-quality cabinetry. The high ceilings enhance the sense of space, while double-glazed windows, reverse cycle air conditioning, a gas fireplace, and a heat transfer system ensure year-round comfort.

The home retains its charming 1940s character and is further enhanced by plush new carpeted flooring and a new roof, blending period charm with modern upgrades.

*The caravan and shipping container displayed in the photos are not included in the sale.

Build year: 1947

Construction: Weatherboard

Roofing: Colorbond

Rates: \$1,945 per annum (approx.)

Water Rates: \$1,000 per annum (approx.)

Heating/Cooling: Reverse cycle air conditioner, gas fireplace, and heat transfer system

Contact Cam on 0475 002 814 or Brianna on 0403 724 434 for more information, or to arrange an inspection.