

**85 Augusta Road, Lenah Valley, Tas 7008**



**House For Sale**

Saturday, 29 June 2024

85 Augusta Road, Lenah Valley, Tas 7008

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 624 m2**

**Type: House**



Penny Flanagan  
0408505470

## Offers over \$920,000

Immediately appealing, this beautifully renovated 1920's Federation home offers the charm of a bygone era with all the creature comforts for a modern lifestyle. With gorgeous views of Tasmania's iconic Mount Wellington/Kunanyi, polished floorboards and a soothing natural white aesthetic, the home is inviting, comfortable and stylish. The floorplan offers a spacious open living area which flows via glass doors to a north facing timber deck with suburban views across the rooftops of Lenah Valley. The contemporary kitchen features timeless white cabinetry, quality appliances and an island bench, the perfect area to create gourmet meals for family and friends. The accommodation comprises four good-sized bedrooms (three with built in wardrobes) and a well presented bathroom with the luxury of a shower over spa bath. Ducted heating guarantees warmth and comfort throughout the cold Tassie winters. Outside provides a paved barbecue area and a sunny north facing backyard which is low maintenance as is or the ideal canvas to create your own garden oasis. Additionally, there is great storage and flexibility with an under-house utility room, single lock-up garage and carport. Superbly located within walking distance of local schools, Calvary hospital, luscious green parks and playgrounds, popular Augusta Road cafes, restaurants and shops, as well as being within 10 minutes of the city centre. This wonderful home is certain to leave a lasting impression, call today to arrange your viewing.