

1/46 Amy Street, West Moonah, Tas 7009

House For Sale

Thursday, 1 February 2024



1/46 Amy Street, West Moonah, Tas 7009

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 325 m2

Type: House



Alison Rogers
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Simone Cooper
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Offers Over \$795,000

We are pleased to present a unique opportunity for investors to acquire a versatile property situated in the vibrant suburb of West Moonah. This suburban gem is a surprise package and offers the perfect blend of urban convenience and cost effective living, making it an ideal investment for those seeking to expand their property portfolio. Currently a 3 bedroom 2 bathroom home plus a 1 bedroom, 1 bathroom flat. You could rent both out or live in one and tenant the other, alternatively convert to a larger home (STCA). Upon entry you are greeted with a wide polished timber hallway that leads to the double glass doors through to the lounge room. and on to the formal dining room. Alternatively you can continue to follow the polished boards into the open plan kitchen and family room where you can enjoy a meal at the breakfast bar or include a second dining space plus a great area for a second lounge or to set up a study nook if you wish to work from home. Further along the hall are three generous sized bedrooms each with large windows allowing plenty of light and sunshine in. The bathroom with separate toilet flows off the family room and it is there that you will also find the laundry. A second bathroom exists downstairs and would benefit from a makeover. The flat is a contemporary space that comprises of an open plan kitchen and living space and a bedroom with an ensuite. This separate accommodation provides a lovely light and bright living space and spills out onto a sunny patio for the lazy afternoon with a book and a cuppa or for small gatherings around a bbq. Suitable for extra income or for the extended family, it provides a wonderful choice of lifestyle. One of the standout features of this property is its beautifully maintained 1950s features, such as etched doors, decorative ceiling roses, and hardwood timber accents. The sundrenched outdoor space offers a tranquil retreat from the hustle and bustle of suburban life, making it the perfect space for relaxation or entertaining and there is space for a veggie garden or a fruit tree or two. Additionally, the property includes a workshop and under-house storage, providing a versatile space that can be tailored to suit a variety of needs or possible further development (STCA). Located in the heart of West Moonah, this property offers easy access to a range of amenities. From trendy cafes and restaurants to boutique shops and cultural attractions, everything is just a short walk or drive away. Despite its central location, West Moonah maintains a peaceful, community-focused atmosphere that's hard to find in the city. This property represents a solid investment opportunity, offering both immediate rental potential and long-term capital growth prospects. Whether you're an experienced investor or just starting your property journey, this home offers a unique opportunity to invest in the thriving West Moonah market. Don't miss out on this opportunity to secure a piece of West Moonah's lifestyle. Contact us today to arrange a viewing or for more information.