

**2/45 Alwyn Rd, Lenah Valley, TAS, 7008**



**House For Sale**

Wednesday, 18 December 2024

2/45 Alwyn Rd, Lenah Valley, TAS, 7008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Lenah Valley - First-Home Buyers Rejoice!**

### Ant's "Fluff-Free" Description...

- \* Nestled in the peaceful, whisper-quiet Lenah Valley - perfect for escaping the hustle & bustle while still being only 10 minutes from the CBD!
- \* Spacious villa unit with two bedrooms, a rumpus room and two off-street parks.
- \* Separate living / dining area with stunning water views - ideal for impressing guests or just daydreaming over dinner.
- \* Reverse cycle heat pump and two panel heaters, keeping you cozy even if the Tassie weather can't make up its mind!
- \* Both bedrooms feature built-in wardrobes - plenty of space to hoard all those things you don't want to part with.
- \* Main bedroom offers two-way access to the bathroom, because getting to the bathroom should always be a shortcut.
- \* Versatile rumpus room downstairs - perfect for a third bedroom, retreat, study... or as a place to hide when family visits.
- \* Low maintenance garden, a paved entertaining area and established veggie patches - time to put that green thumb to use!
- \* Freshly painted throughout the top level, with new carpet on the staircase, floating floors, light switches and even doorknobs... the groundwork has been laid for you to add your own finishing touches!
- \* The perfect mix of peace, practicality, and water views, this villa unit is ready to be your happy place.

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.