

**24 Edge Avenue, Lenah Valley, TAS, 7008**



**House For Sale**

Monday, 18 November 2024

24 Edge Avenue, Lenah Valley, TAS, 7008

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Melody Simmonds  
0400122611



Julian Parker  
0499601906

## Untapped potential in a prime location

Discover the allure of this classic 3-bedroom residence, perfectly positioned in the highly sought-after Lenah Valley. Brimming with history and character, this home offers a unique opportunity to blend the charm of yesteryear with modern comforts. Its enduring appeal is evident throughout, and with some thoughtful renovations, it promises to become a truly stunning sanctuary.

The property features an expansive garage and extensive under-house storage, ideal for hobbyists or those seeking ample space for projects. The front and back yards are easy to care for and well maintained, providing a picturesque setting for outdoor living and entertaining. With a prime aspect for sunlight, the home enjoys warm natural light throughout the day, enhancing its welcoming atmosphere.

A large sunroom which is adjacent to the living is bathed in natural light, offering a serene space to unwind and enjoy the surrounds. Perfect for morning coffee, afternoon reading, or evening relaxation, this versatile room allows a perfect space to be utilised however you wish.

The 3-bedrooms are all generously sized with the master featuring vast storage with a large built in wardrobe, there are also two separate toilets which are perfect for guests to utilise.

The home is situated across from a playground, perfect for families seeking a vibrant, family-friendly neighbourhood.

Set in an ultra-convenient location, you'll enjoy the best of Lenah Valley's amenities just moments away. This home presents a rare opportunity to craft your dream residence while embracing the timeless elegance and rich history that have stood the test of time. Don't miss the chance to transform this classic property into your forever home.

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, a guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.