

31 Sinclair Ave, Moonah, TAS, 7009



House For Sale

Saturday, 16 November 2024

31 Sinclair Ave, Moonah, TAS, 7009

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House



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Perfect home for a growing family - offers close Friday 15th November 12pm.

A rare opportunity is on offer to purchase this amazing sun filled home, in one of the most tightly held streets in Moonah.

You will be pleasantly surprised with the generosity of the build, privacy, amount of sun light captured and so centrally located.

A warm welcome awaits in this immaculate property that's been updated with meticulous attention to detail and quality.

This charming double brick home presents over 2 levels, with a perfect blend of original features, yet with modern comforts and impeccable styling.

This spacious sun-drenched home boasts formal entry with wrought iron security door, high ceilings, Oak vinyl flooring, ducted heat pump heating upstairs, evoking a calm ambiance, along with a flowing layout ideal for family life.

Outside offers a choice of sundecks overlooking the established leafy yard (the Liquid Amber is a delight), onto uninterrupted views to the Derwent River and beyond - just perfect for family gatherings.

Brimming with period charm, the much-loved light filled residence begins with a formal entry, a stairwell leads to the 4 generous sized bedrooms and spacious spa bathroom, and downstairs is the Tasmanian Oak kitchen, adjacent dining area and wood plus reverse cycle heated lounge - it is easy to imagine nestling in front of the toasty fire on a cold winter's evening.

A sumptuous spa bathroom with separate shower, separate laundry with plenty of storage and separate second toilet (near the back door) completes the inside.

Outside one can relax and overlook the private easy-care garden on a bigger than it appears 893 sqm (approx.) block.

There is a private studio or teenage retreat to enjoy completing this lovely package.

A tandem carport, plus off-street parking and the under-house storage is massive and houses a 315-litre heat pump hot water cylinder.

This enchanting home, originally built for the Police Commissioner in 1960, is centrally positioned to make life a breeze with getting the children to school, sporting and social activities. Not to mention just minutes to the vibrant local eateries and essential services.

This impressive property is definitely worthy of your time to inspect as you won't be disappointed.

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

All timeframes and dimensions are approximates only.