

**15/38 Amiens Avenue, Moonah, TAS, 7009**



**Unit For Sale**

Friday, 15 November 2024

15/38 Amiens Avenue, Moonah, TAS, 7009

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mel Shutt

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## **Ideal downsizer or investment**

If you're thinking of downsizing or looking for a low maintenance home and in a well-established area close to services and support - then look no further, you have found your place!

Part of the 'Wisspering Pines' complex, this well-maintained freestanding two-bedroom brick and tile villa unit offers private and convenient living.

The property consists of a light and comfortable open plan living area, with an inviting and spacious lounge, room for dining, and a well-equipped kitchen. Reverse cycle air conditioning will keep the whole room at an ideal temperature throughout the year.

Both double bedrooms have built-in wardrobes, and the bathroom contains a vanity and separate bath and shower, with the toilet adjacent. Laundry facilities lead directly outside to a small patio - a very pleasant spot to enjoy a coffee in the quiet surrounds or bask in the sunshine.

You will find a low maintenance yard with an established and colourful garden, and those with a green thumb will appreciate the possibility of adding a small veggie patch to make the most of the neat and tidy fenced area. Pets are allowed, subject to permission by the Body Corporate, and there's a small storage shed and off-street parking for one car available.

A pharmacy, newsagent and bus stop can be found at the end of the street, and an easy walk will take you to Moonah's bustling shopping precinct. Drive to central Hobart in under 15 minutes, Glenorchy's many amenities are less than 2km away, and for those who enjoy an active lifestyle - there is easy access to the Intercity Cycleway.

Perfect for downsizers or investors, this compact property in top condition will be a very popular choice for a range of buyers. Contact Mel today to arrange a viewing time and find out more - don't miss this outstanding opportunity!

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.