

Lenah Valley, 47 Kalang Avenue

Stylishly Renovated Family Haven with Stunning Outdoor Living

This beautifully renovated family home offers the perfect blend of modern comfort, character charm and practical design.

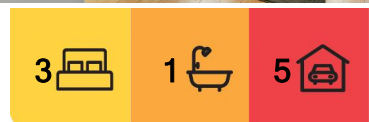
Thoughtfully restructured to embrace open plan living, the interior is both warm and welcoming bathed in natural light and complimented by polished Tasmanian oak floors, a cosy open fireplace, and reverse cycle air conditioning for year-round comfort.

The home has been comprehensively updated with fresh internal and external paintwork, is fully insulated, double glazed with outstanding views from the main living area, and has been rewired throughout. The brand-new bathroom is a standout, featuring a walk in shower, separate bath, and toasty underfloor heating. Gas hot water adds further practicality.

Each of the three generous bedrooms is fitted with plush new carpet, while the bright,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
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functional kitchen boasts sleek stone benchtops, ample storage, and quality new appliances, perfect for family living and entertaining alike.

Downstairs, the versatile under-house space includes a laundry and a large area ideal for use as a rumpus, teen retreat, or creative studio.

The fully fenced rear yard is perfect for families, pet owners, green thumbs and entertainers alike, with raised garden beds, flourishing plant life, and a paved patio capturing serene views down through the valley towards the River Derwent.

The property also offers an impressive array of outbuildings, including a lock-up single garage/workshop, a double carport with front access, additional off street rear parking, and a well-placed garden shed - whether for tools or a little hideaway, the choice is yours.

Perfectly positioned, this home offers easy access to everyday essentials. Local schools, doctors, public transport at your door, and the friendly Lenah Valley village of shops and cafes are all close by. You're just moments from New Town Plaza, a short drive to Glenorchy Central, and only 12 minutes (approx.) from the heart of Hobart CBD - making it an ideal base for both families and commuters.

This is a home that has been carefully and skillfully crafted. Designed for lifestyle, and completed with care.

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.



More About this Property

Property Type	House
House Size	99 m2
Land Area	607 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Workshop

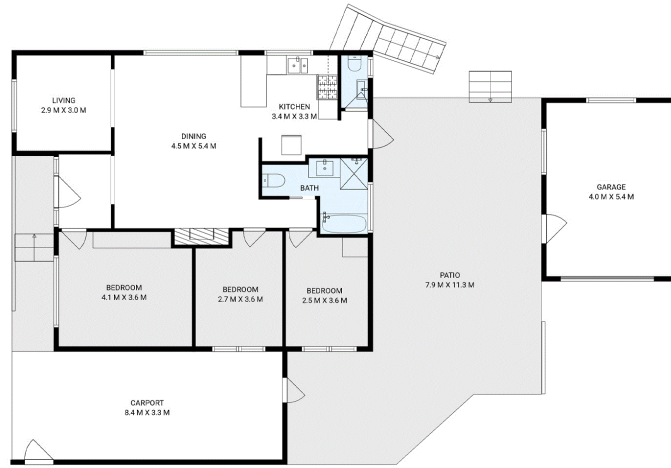
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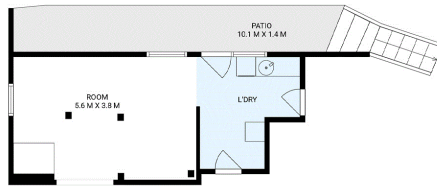


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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



47 Kalang Avenue, Lenah Valley

House area: 139 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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