



Sold



56a Butler Avenue, Moonah

## Three Bedroom Home plus One Bedroom Unit

- Situated in sought-after Butler Avenue, just moments from shops, schools, cafes, public transport & the Intercity Cycleway
- Only 5 mins to Glenorchy shopping precinct and 10 mins to Hobart CBD
- Three generous bedrooms &ndash; all with built-in robes
- Fully self-contained one-bedroom unit &ndash; ideal for a teenager, relative, or dual income opportunity
- Welcoming street appeal with well-maintained front garden and beautiful birch trees
- Spacious living area with Daikin air conditioner &ndash; perfect for year-round comfort
- Well-appointed kitchen with stunning mountain views, adjacent to a sunny dining area
- Modern enclosed outdoor entertaining area &ndash; great for BBQs, parties, or a children's play space
- Separate double garage & workshop plus ample off-street parking
- Easy-care, single-level home with potential to make it your own
- A perfect opportunity for families, investors, or those seeking flexible living options
- Located in a highly desirable and fast-growing area &ndash; don't miss out

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### FOR SALE

Offers Over \$775,000

### AGENTS

Gary Cooley  
0412 522 964  
gcooley@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

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.

 LJ Hooker

Rental Income:

House \$570 per week. Lease until July 2026

Unit \$200 per week.

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.

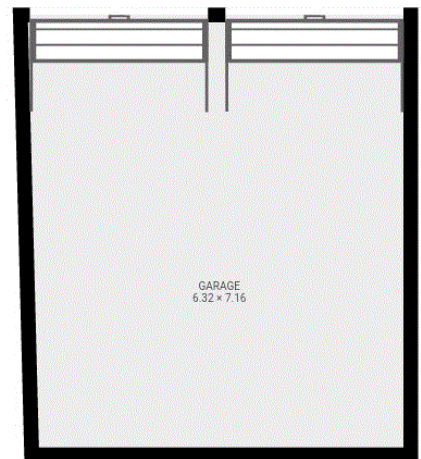
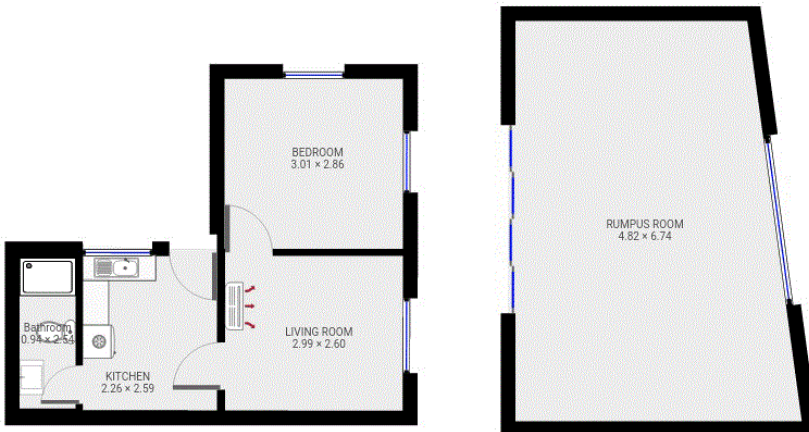
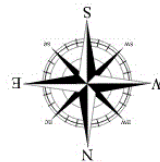
### MORE DETAILS

Property ID	37J1F
Property Type	House
House Size	117 m2
Land Area	561 m2
Including	Toilets (3)

**Gary Cooley 0412 522 964**  
Real Estate Agent | [gcooley@ljhpinnacle.com.au](mailto:gcooley@ljhpinnacle.com.au)

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All dimensions stated are approximate only and should not be taken as definite.  
 Prospective purchasers are advised to make their own enquiries.  
 Furniture/chattels/robes/kitchen appliances & bathroom fittings are for display purposes only.  
 LJ Hooker Pinnacle Property gives no warranty to the above floor plan and expressly disclaims all liability for any loss or damage whatever the cause which may arise from any person acting on such statements.

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