



Moonah, 56a Butler Avenue

Rare Find in the Heart of Moonah

This beautifully presented 1950's Retro Gem feels like home as soon as you walk through the door. Butler Avenue is in the heart of the highly sought-after innercity suburb of Moonah, only few minutes strolling distance to all local amenities and services including shopping, schools, cafes, public transport, the Intercity Cycleway, just 5 minutes to Glenorchy shopping precinct and 10mins to the centre of Hobart.

This property ticks all the boxes for a growing family with a three generous bedroom home and fully self-contained one bedroom unit perfect for the studying teenager or a downsizing relative or dual income for the astute investor.

Walking up to the front door past the well-maintained front garden with its beautiful birch trees, this easy-care clad home is set on a single level and a leaves scope for you to make it your own.

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For Sale

Offers Over \$795,000

View

By Appointment

Contact

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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.

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(03) 6272 8177

Moving inside you are greeted by a large wide hallway, the living room is the first door on your right with Daikin air conditioner, a great space to relax.

The well-appointed kitchen enjoys stunning mountain views and is adjacent to the sunny separate dining area. All three bedrooms are a generous size and each include built in robes.

Out the back there is an outstanding enclosed outdoor entertaining area where family and friends can come together for parties, BBQ's or a terrific playroom for the children.

The self-contained unit includes lounge, kitchenette, one bedroom with built in robes and bathroom. This would be ideal for a family member or extra income.

There is a separate double garage, workshop and plenty of off-street parking. This fantastic area is growing significantly in popularity - and it's easy to see why.

Don't miss out on this amazing opportunity to own a property, in such a great location - contact Gary Cooley today for a private inspection.

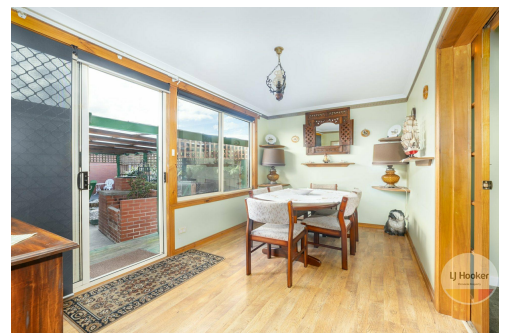
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

More About this Property

Property ID	5WGEFCS
Property Type	House
House Size	117 m ²
Land Area	561 m ²
Including	Toilets (3)

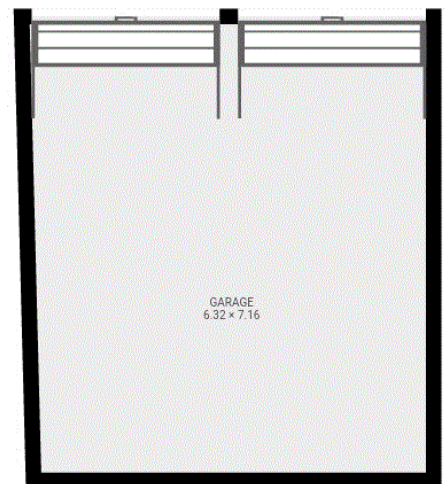
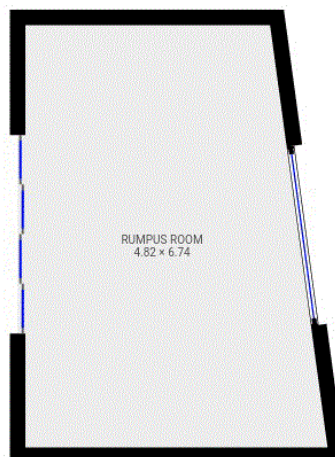
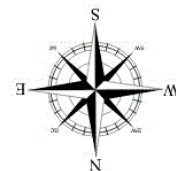
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All dimensions stated are approximate only and should not be taken as definite.
Prospective purchasers are advised to make their own enquiries.

Furniture/chattels/robes/kitchen appliances & bathroom fittings are for display purposes only.

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