

Moonah, 6 Mirool Place

Moonah – A Big and Beautiful Belter!

Ant's "Fluff-Free" Description...

- * Offered for the VERY FIRST TIME since being built by the current Owners in the early 1970's – a genuine ONE OWNER home!
- * Conveniently located and superbly maintained and updated since the day it was born, this is truly a special opportunity for the larger family
- * Separate formal living room with direct access to the large front balcony with delightful water views
- * Formal dining room PLUS a wonderful sunny family room – perfect for those "it's time for my favourite book" moments
- * Beautifully appointed blackwood kitchen with loads of storage and all the modern conveniences you could ever need
- * Three generous bedrooms upstairs – and all with built in robes



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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For Sale

Offers Over \$875,000

View

ljhooker.com.au/5VPUFCS

Contact

Ant Manton

0408 621 856

antmanton@ljhookerpinnacle.com

Zac Flanagan

0466 685 937

zflanagan@ljhookerpinnacle.com

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(03) 6272 8177

- * Spacious and well appointed bathroom plus separate laundry
- * Huge rumpus area and fourth bedroom with ensuite downstairs – ideal for guests or those messy teenagers!
- * Fantastic double garage plus extra workshop area and MASSES of storage – there's room for everything and more!
- * Loads of extra off street parking – there's even room for your caravan!
- * Wonderful covered outdoor entertaining area – your Christmas and birthday parties will be lifted to another level!
- * And as for the gardens – they're fully fenced and STUNNING...
- * A variety of fruit trees, plants and flowers offering all the colours of the rainbow – and all with a fully automated watering system so even someone like ME could keep everything alive!
- * Mirool Place is a lovely quiet cul-de-sac within a few easy minutes of the city – it really is a cracker and well worth your immediate attention
- * So why not book an Inspection today – you WON'T be disappointed!

Onwards and upwards to your big and beautiful Moonah belter!

"I Work Harder – It's REALLY That Simple"

Disclaimer: 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	5VPUFCS
Property Type	House
House Size	255 m ²
Land Area	650 m ²
Including	Toilets (2) Alarm Courtyard Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

Ant Manton

Real Estate Agent | antmanton@ljhookerpinnacle.com

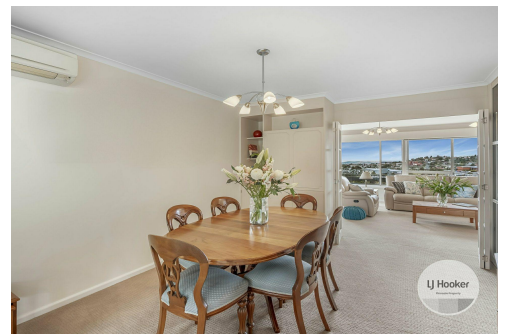
Zac Flanagan

Sales Associate to Ant Manton | zflanagan@ljhookerpinnacle.com

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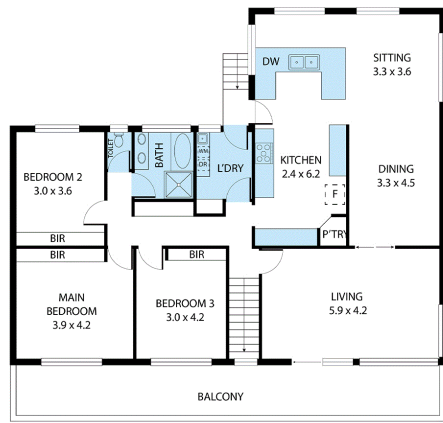
402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhookerpinnacle.com

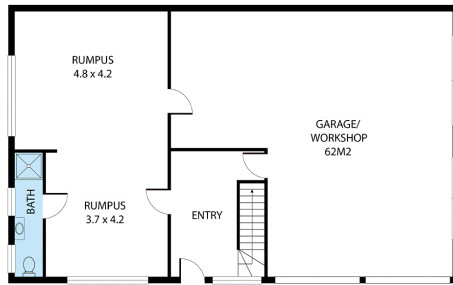


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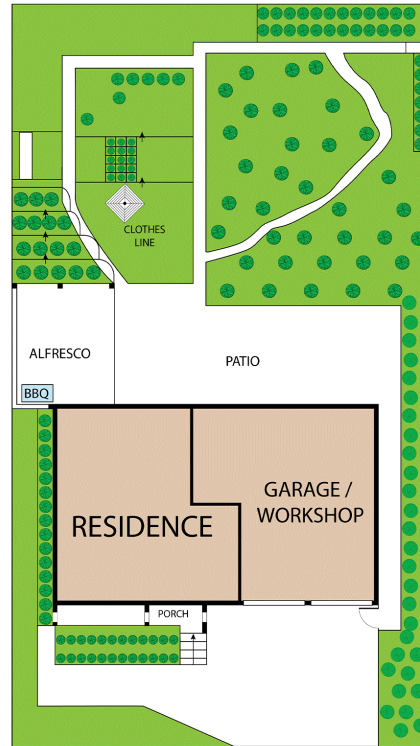
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FIRST FLOOR



GROUND FLOOR



6 Mirool Place, Moonah

Total approx. floor area: 255m²

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

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