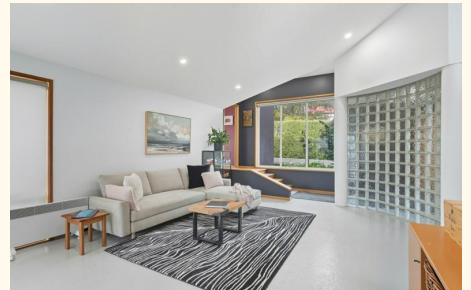




Sold



31 Weemala Court, Mount Nelson

Mount Nelson - A Genuine One-Owner Home That's Been Loved, Upgraded and Perfected

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

Set in a quiet cul-de-sac and surrounded by trees, this four-bedroom family retreat has been cared for by the same owner since day one - and it shows.




Every improvement has been done with pride and purpose, creating a home that feels warm, modern and effortless from the moment you walk in.

Why You'll Love It

- One-owner pride throughout

Built, owned and maintained by the same meticulous owner since new. Every improvement has been planned, not patched, resulting in a home that feels cared for rather than "flipped."

- Fresh, flawless presentation

4  2  8 

FOR SALE

Expressions of Interest

AGENTS

Ant Manton

0408 621 856

antmanton@ljhookerpinnacle.com

Zac Flanagan

0466 685 937

zflanagan@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**

Fully repainted inside and out in 2024, giving a crisp, contemporary feel while highlighting the natural Tas Oak framing - a nod to quality construction rarely seen today.

- Upgrades where it counts

New LED lighting (April 2025), upgraded meter box, new hot-water cylinder, and refreshed wiring. All the big-ticket items are done, meaning years of low-stress living ahead.

- Stylish kitchen transformation

Fully renewed in 2023 with Westinghouse oven and grill, Westinghouse ceramic cooktop, Fisher & Paykel fridge, and Tas Oak floors re-sanded and sealed (2024). Thoughtfully laid out with a walk-in pantry and open flow to the family and dining rooms.

- Bathroom brilliance

Main bathroom rebuilt in 2023 with timeless fittings and a clean, light aesthetic. Ensuite updated in 2024 with modern finishes that feel calm, fresh and refined.

- Master suite retreat

A private space with updated walk-in robe (new soft-close drawers 2024), freshly refurbished ensuite and a premium French-linen electric roman blind adding a touch of luxury.

- Light-filled living zones

Large open-plan lounge plus family and dining areas provide flexible space for family life or entertaining, all enjoying generous natural light and garden views.

- Outdoor living that works

Expansive rear deck captures sunshine and privacy - ideal for a quiet morning coffee, weekend BBQs or lazy afternoons in the fresh Mount Nelson air.

- Climate control sorted

Daikin reverse-cycle heat pump delivers quick comfort, while the Dimplex off-peak wall heater keeps gentle background warmth through the cooler months.

- Well-insulated efficiency

Fully insulated walls and ceiling batts reduce running costs and keep the home naturally temperate year-round.

- Family-friendly extras

A secure yard, children's timber cubby house and established low-maintenance gardens make outdoor time a pleasure for kids, pets or green thumbs.

- Practical garaging and workshop

Double garage with internal access plus adjoining workshop featuring a stainless sink and toilet - perfect for tools, tinkering or a future studio space.

- Modern convenience

NBN connected, and straightforward access to Hobart in about 10 minutes.

- The Finer Points

House area approx. 172 m2

Council Rates approx. \$2,688 per annum

Water approx. \$300 per quarter

Insulated Tas Oak-framed construction

Quiet, tightly held location with leafy surrounds

- The Wrap-Up

This is not your average listing - it's a genuine one-owner home that's been nurtured, renewed and presented with absolute pride.

With every update already complete, all that's left is to unpack, relax and start enjoying life in one of Mount Nelson's most desirable streets.

Homes like this don't come around often. Be quick - this one's ready when you are.

Onwards and upwards to your Mount Nelson slice of paradise!

"I Work Harder - It's 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 DETAILS

Property ID	CTJ1F
Property Type	House
House Size	190 m2
Land Area	833 m2
Including	Ensuite Study Air Conditioning Toilets (3) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

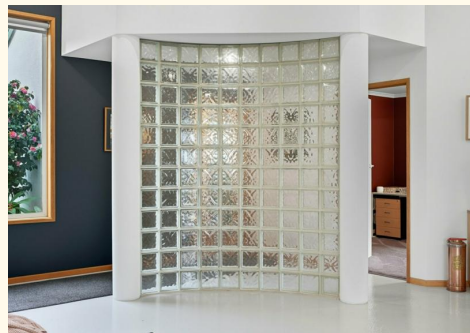
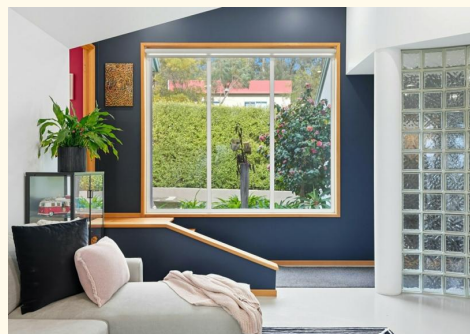
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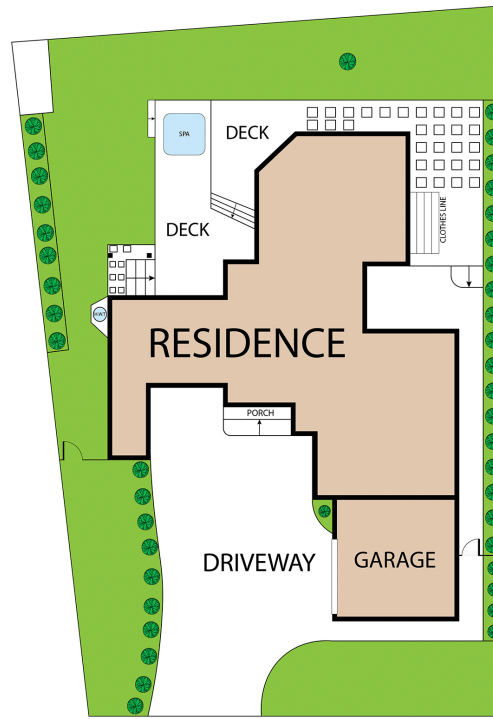
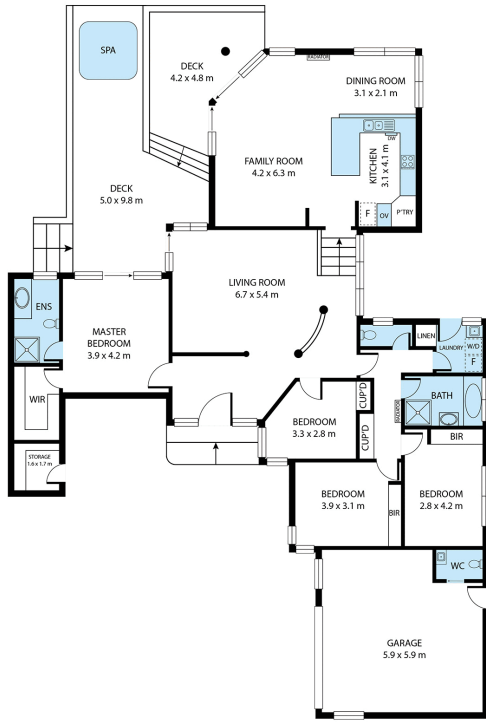
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

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





31 Weemala Court, Mount Nelson

House area: 172 sqm

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

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