

West Moonah, 1/46 Amy Street

Versatile Family Home or Astute Investment

This sundrenched, classic 60s suburban gem is a surprise package and offers the perfect blend of urban convenience and cost effective living, making it an ideal investment for those seeking to expand their property portfolio. Currently a 3 bedroom 3 bathroom home with an opportunity to expand on the layout to maximise opportunities (STCA), the home enjoys views through to the Tasman Bridge, Mt. Wellington kunanyi and Mt Direction.

Upon entry you are greeted with a wide polished timber hallway that leads to the etched, double glass doors through to the lounge room. and on to the formal dining room. Alternatively you can continue to follow the polished boards into the open plan kitchen and family room where you can enjoy a meal at the breakfast bar or include a second dining space plus a great area for a second lounge or to set up a study nook if you wish to work from home.

Further along the hall are three generous sized bedrooms each with large windows allowing plenty of light and sunshine in.



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
Please Call

View
ljhooker.com.au/5W1SFCS

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LJ Hooker Pinnacle Property
(03) 6272 8177

The bathroom with separate toilet flows off the family room and it is there that you will also find the laundry.

Downstairs is an open plan rumpus and living space together with a bathroom. This area has in the past been separate accommodation and provides a new owner the opportunity to reconvert STCA a lovely light and bright living space that spills out onto a sunny patio for the lazy afternoon with a book and a cuppa or for small gatherings around a bbq. A third bathroom downstairs makes clean up easy after a day in the garden.

One of the standout features of this property is its beautifully maintained 1950s features, such as etched doors, decorative ceiling roses, and hardwood timber accents. The sundrenched outdoor space offers a tranquil retreat from the hustle and bustle of suburban life, making it the perfect space for relaxation or entertaining and there is space for a veggie garden or a fruit tree or two.

Additionally, the property includes a workshop and under-house storage, providing a versatile space that can be tailored to suit a variety of needs or possible further development (STCA).

Located in the heart of West Moonah, this property offers easy access to a range of amenities. From trendy cafes and restaurants to boutique shops and cultural attractions, everything is just a short walk or drive away. Despite its central location, West Moonah maintains a peaceful, community-focused atmosphere that's hard to find in the city.

This property represents a solid investment opportunity, offering both immediate rental potential and long-term capital growth prospects. Whether you're an experienced investor or just starting your property journey, this home offers a unique opportunity to invest in the thriving West Moonah market.

Don't miss out on this opportunity to secure a piece of West Moonah's lifestyle. Contact us today to arrange a viewing or for more information.

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.



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More About this Property

Property ID	5W1SFCS
Property Type	House
House Size	202 m ²
Land Area	325 m ²
Including	Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced

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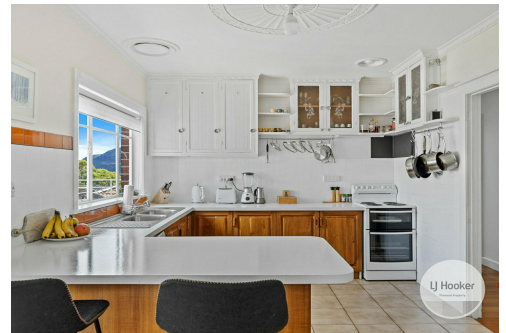
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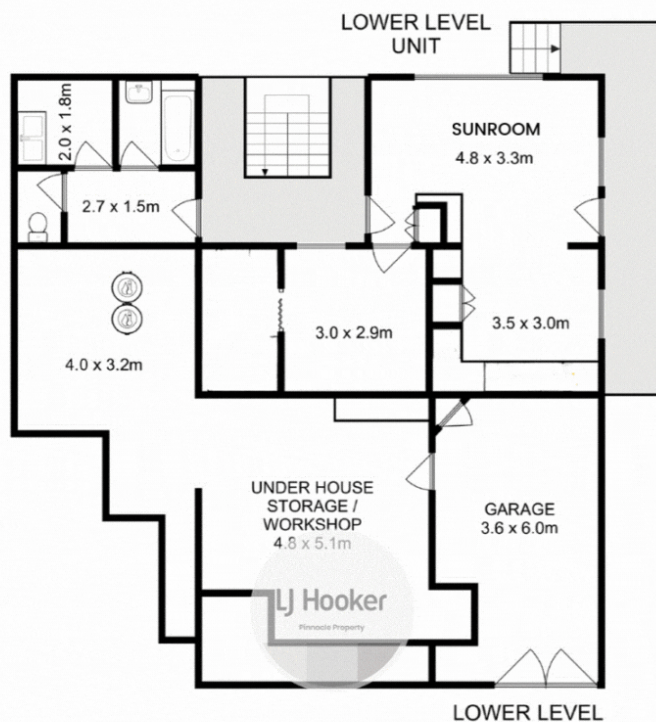
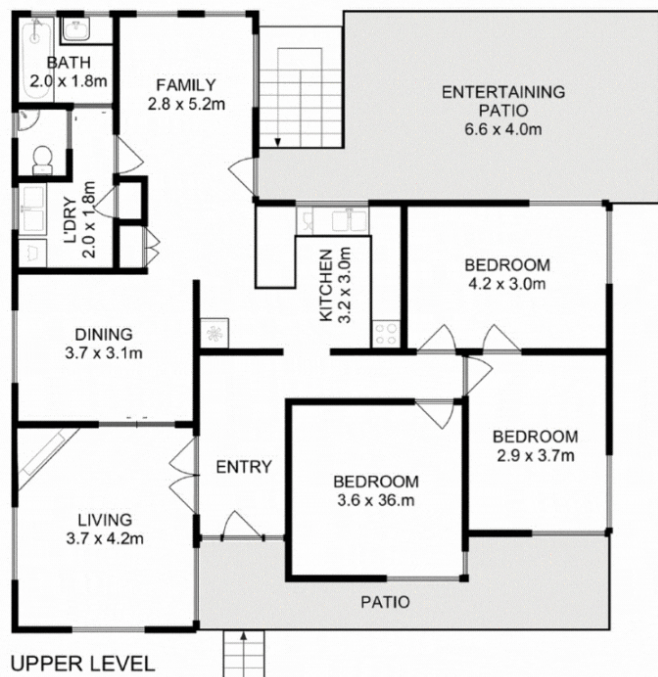
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Total Approx. Upper Level Area : 123 sqm

Total Approx. Lower Level Unit Area : 46 sqm

Total Approx. Lower Level Garage/Workshop Area : 90 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com