

2 Leonard Avenue MOONAH, TAS



## FIRST TIME OFFERED SINCE CONSTRUCTED IN 1949

This immaculately maintained and much-loved family home has not been offered for sale since it was constructed in 1949. It is clear that the one-owner family have spent much time and effort in maintaining their cherished home and also enjoyed the quiet position which is only a very short distance to excellent local schools, public transport and the Moonah Shopping precinct.

The home offers spacious accommodation which includes a large separate lounge room with Daikin inverter, neat original kitchen with dining area off which looks out to the established and secure rear yard and gardens.

Remaining accommodation can be configured and tweaked to suit your needs, which includes a double master bedroom including full wall of blackwood built-ins and second double bedroom

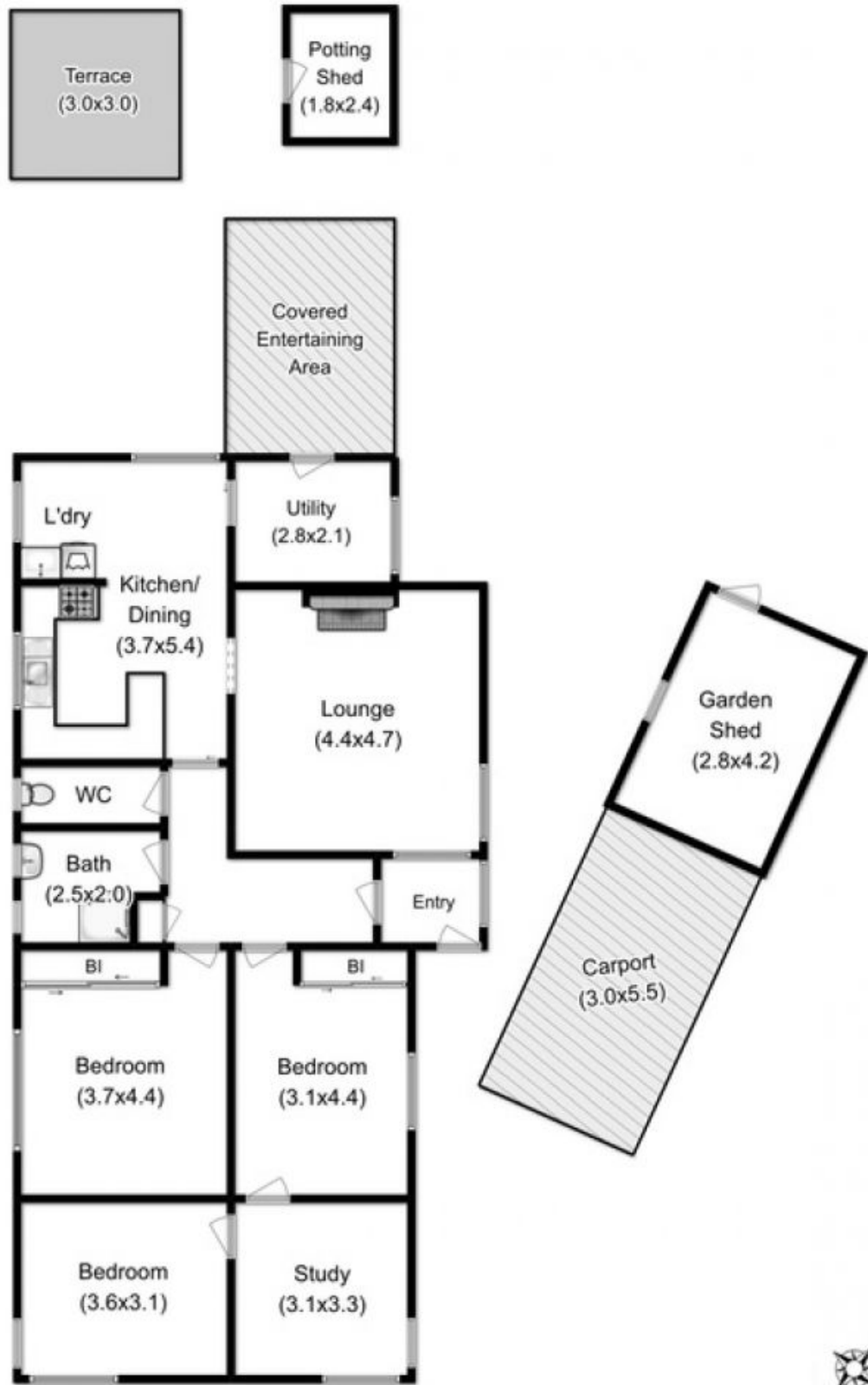
**Council Rates:** \$972.00/year (approx)

**Water Rates:** \$845.00/year (approx)

**Stuart Gifford**

Property Consultant

0419337054



Total Approx. Floor Area : 125 sqm  
 Total Approx. Outbuilding Area : 16 sqm



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