



1/3 Clifford Street MOONAH, TAS



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## CHARACTER & CHARM ON CLIFFORD...

This three bedroom home positioned in a convenient and sought after pocket of popular Moonah is an appealing option for home buyers and investors alike. Sitting on a generous allotment of 274sqm and with generously proportioned rooms and good storage throughout, it is suited to a range of purchasers including young families.

The functional floorplan is set across one level, with open plan living at the rear. Incorporating a light filled and sunny kitchen, dining and lounge room with cosy wood fire, this is a comfortable and convenient space for the whole family to come together.

Two of the three double bedrooms have large built ins and the combined bathroom and laundry is of a good size with updated fixtures and fittings. The separate WC completes the floorplan. Original features including a wide hallway, high ceilings, timber mantels and picture rails enhance the character of the home. NBN connection and a well fenced, safe and e

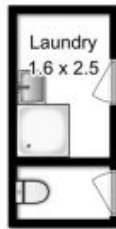
**Council Rates:** \$1,365.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

### Mel Shutt

Director and Property  
Consultant

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

Approx. floor area : 99 sqm  
Approx. outbuilding area : 6 sqm