



5 Dumas Place MOONAH, TAS

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## Convenience, comfort and style

Built in 1950, this delightful weatherboard property offers an irresistible combination of charming original features and comfortable contemporary living - a quaint cottage with a stylish and modern makeover.

Situated on an ideally sized 629 sqm block amongst leafy rambling gardens, the home is tucked away on a quiet cul de sac yet just over 1 km from Moonah's bustling retail precinct - providing both privacy and convenience.

The lush grounds include a fenced rear yard with a number of fruit trees - including Moorpark apricot, and Gala and Fuji apple trees - and there's even room to expand the garden with veggie boxes. If tinkering is more your thing, note the generous workshop space and two storage sheds to accommodate hobbies of all sizes. There is also a secure garage and off-

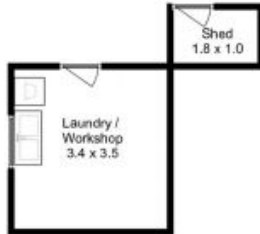
**Council Rates:** \$1,800.00/year (approx)

**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. House area : 96 sqm  
Approx. Garage area : 22 sqm

