



19 Gerrard Street MOONAH, TAS



## Spacious family home with character

Nestled on the cusp of three sought-after suburbs, this comfortable family home is ideally situated within minutes of Moonah, Lenah Valley and New Town. It's quiet and convenient location, appealing outlook, additional living space and pleasant outdoor living area make this a practical choice; plus solid Tas Oak floors and timber features create an inviting vintage feel that will make you feel right at home.

There is a spacious loungeroom with a reverse cycle air conditioner, wood panelling and a superb view over the rooftops of New Town, with glimpses of the water at Cornelian Bay and the distant hills beyond.

On the lower level is a garage with remote access, and a large rumpus room with a fresh coat of paint and new carpet laid. A carport and garden shed offer additional parking and s

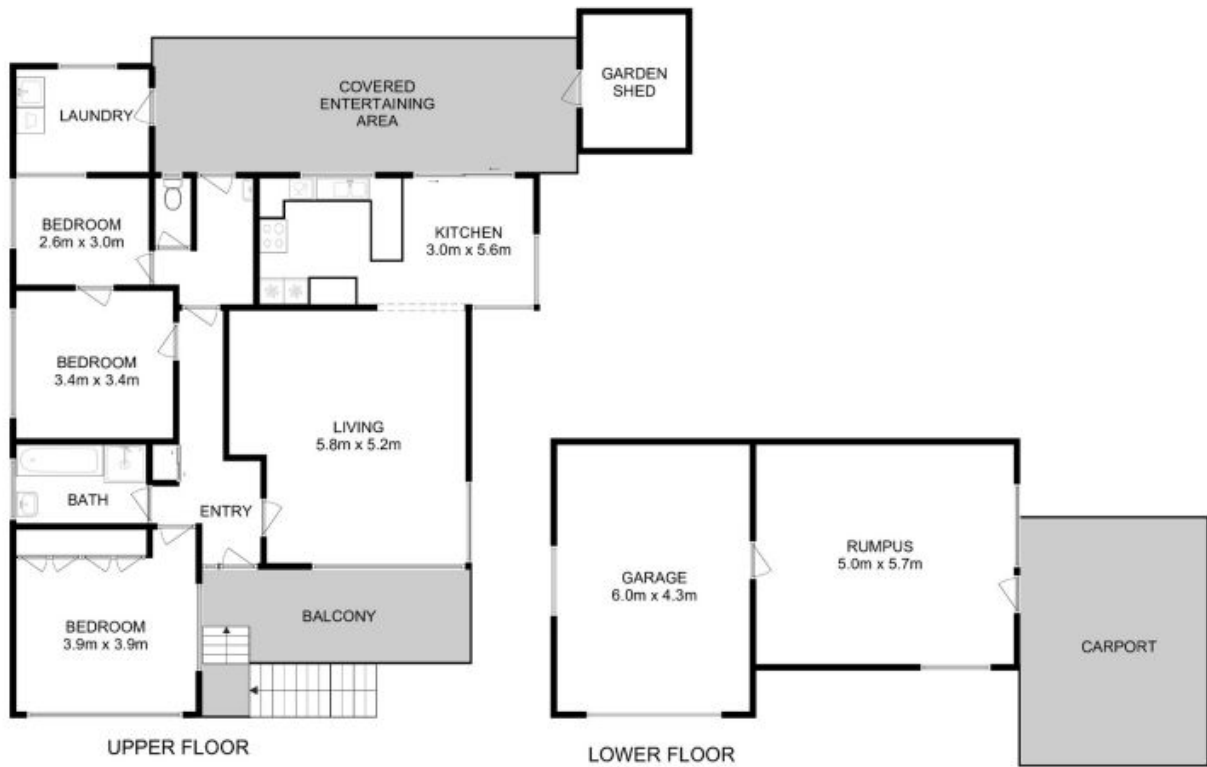
**Council Rates:** \$1,600.00/year (approx)

**Water Rates:** \$1,000.00/year (approx)

## Warwick Page

Director & Real Estate Agent

0474122717



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

Approx. floor area : 185 sqm  
 Approx. outbuilding area : 7 sqm

