



44 Walch Avenue MOONAH, TAS



Exceptional home with spectacular city views

With sweeping views across Hobart's magnificent cityscape and an ideal position at the end of a cul de sac bordering on a tranquil pocket of bushland reserve, here is a rare opportunity to settle in an incredibly quiet and peaceful location, within walking distance of Moonah's amenities and a short drive to the city.

With a sunny north-facing aspect, the home's sturdy brick construction is matched with a fresh interior coat of paint, as well as stylish and practical polished Tas Oak floorboards in a home perfectly suited to relaxed living and easy entertaining.

Living areas are spacious and comfortable, demonstrating everyday functionality and a unique charm. The spacious kitchen includes plenty of workspace flowing onto the dining area, plus an inviting lounge area with fantastic feature cabinetry built in, plenty of natural light and spectacular views. This whole space is efficiently heated by a Daikin reverse cy

Council Rates: \$2,060.00/year (approx)

Mel Shutt

Director and Property
Consultant
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House Area: 102 sqm
 Timber Deck: 18.5 sqm
 Verandah: 5.5 sqm
 Courtyard/Utility: 27 sqm
 Paved Terrace: 12 sqm
 Garden Shed: 3.5 sqm
 Total Usable Area: 168 sqm

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