



13 Fourth Avenue West Moonah TAS

3  1  4 

It does not get easier than this, a fully renovated and upgraded three-bedroom home set on a 1105m² of land, that is just primed to be turned into a unit development (STCA).

The home has been re-roofed, rewired, new floating floors and double glazed windows throughout, renovated kitchen and bathroom and separate laundry, new built-in robes in two bedrooms plus new hall cupboards, new light fittings and switches and new double roller blinds in all rooms. At the rear a deck leads down to an extensive concrete driveway and parking area and a generous formal timber deck with pergola, the perfect place to entertain friends and family, from the deck you can keep an eye on the children as they run safely wild in the huge fully fenced yard. Next to the deck is 3m X 3.2 m (approx.) stand-alone room that can be used as a study, craft room or as an overflow bedroom.

Building Size : 106 sqm
Land Size : 1105 sqm
View : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/west-moonah/residential/house/6373734>



Debbie Burgess
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Outside the house
Small deck at the back of the house
(right side)

Deck 2.
Small deck
4.05. x 2.45

Deck 1.
Good size deck
5.46. X 4.65
Outside the house

Shed
Storage Room

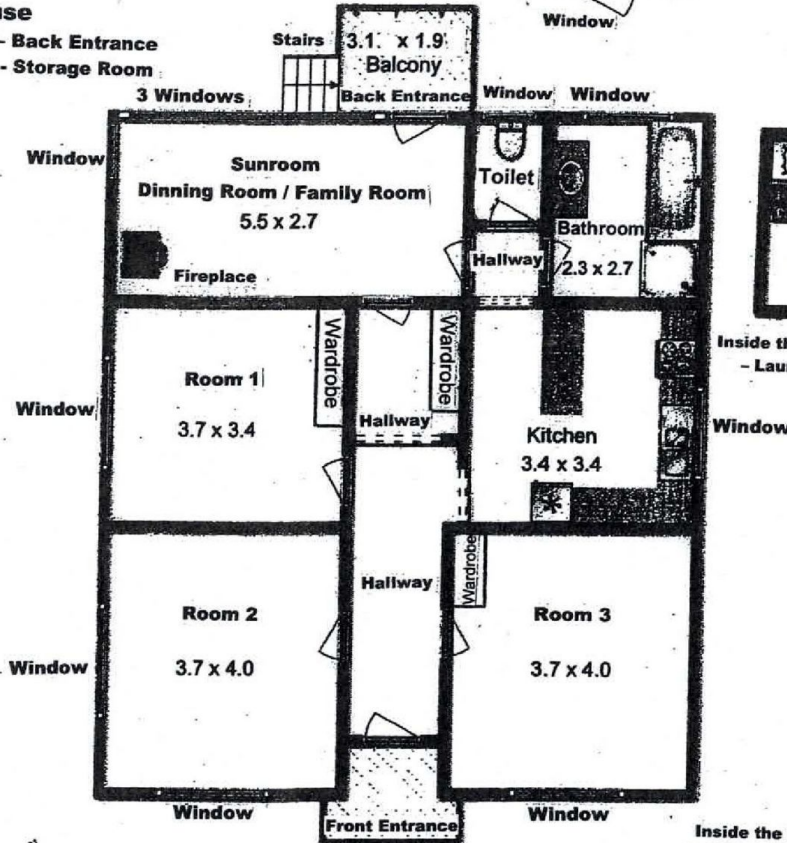
Outside the house
Shed - Storage Room
3.0 x 3.2

Window
Extra Room
Window

Outside the house
Extra Room - Granny Flat
Study Room - Office Room
Storage Room
3.3 x 3.0

Back Entrance to the House

Under the house
(Under the Balcony / House) - Back Entrance
Extra Room with 2 windows - Storage Room
3.1 x 1.9.



Inside the house (Under the house)
- Laundry & Second Toilet

Inside the house (Under the house)
Extra storage rooms under the house

Fixtures & Fittings are for display only, not to scale.

13 Fourth Ave West Moonah 7009