

Unit 2/38 Amiens Ave, Moonah, TAS 7009

Sold - 11/09/2024

Villa 2 1 1



## Just Add You!

Welcome to your dream haven nestled in the sought-after "Whispering Pines"! This charming two-bedroom, one-bathroom villa offers the perfect opportunity for those looking to downsize and embrace the simpler, more serene lifestyle you've always envisioned.

This property is the epitome of comfort and convenience, without the hassle of maintaining a larger home. The compact yet spacious design ensures you have all the room you need without any wasted space. With two-bedrooms and the well-appointed bathroom, including a freestanding claw-foot bath ensures maximum comfort. The cosy open plan living area, drenched in morning sun, is perfect for quiet times with a good book. The kitchen overlooks the living area with the laundry adjacent.

Step outside to your own private courtyard, a tranquil oasis where you can enjoy your morning coffee or unwind after a long day. There is a garden shed that provides plenty of storage space for your gardening tools or hobby supplies. The fully fenced property comes with a built in BBQ and established gardens and all you need to do is add you!

This home is not just a house; it's a lifestyle. It's about embracing the freedom and flexibility that comes with downsizing. It's about decluttering your life, focusing on what truly matters, and making room for new adventures. Located in the heart of Moonah, you'll be just a stone's throw away from local amenities, shopping centres, and healthcare facilities. The neighbourhood boasts a warm, welcoming community.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. Digital imagery used in some photos to deliver a different aspect.

**Open for Inspection**

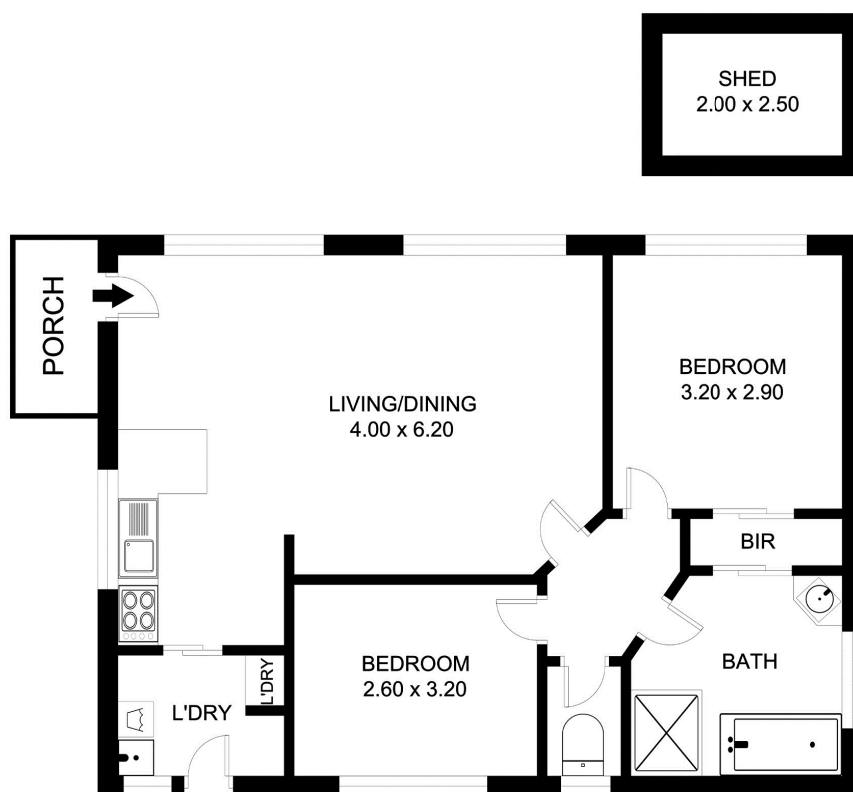
By Appointment.

## Listed By

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## Floorplan



### 2/38 Amiens Avenue, Moonah

Total approx. floor area: 71m<sup>2</sup>

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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