



## 26 First Avenue WEST MOONAH TAS

3  1  2 

Ideally located within walking distance of the convenient shopping precinct of Moonah and positioned to take full advantage of the amenities of surrounding suburbs, this classic family home offers comfort and flexibility in a location growing in popularity.

Currently tenanted so gain the initial benefit of a rental return before you move on in or for the investor an excellent tenant that takes care of the home like its their own so all you have to do is basically nothing!! I mean how good is that??

All in all this opportunity to buy in one of Hobart's most sort suburbs but not only that one of its own premium sections.

With a few welcome extras, such as a second loo and extra vehicle access to fit at least three standard cars, this townhouse may tick those extra boxes of your real estate

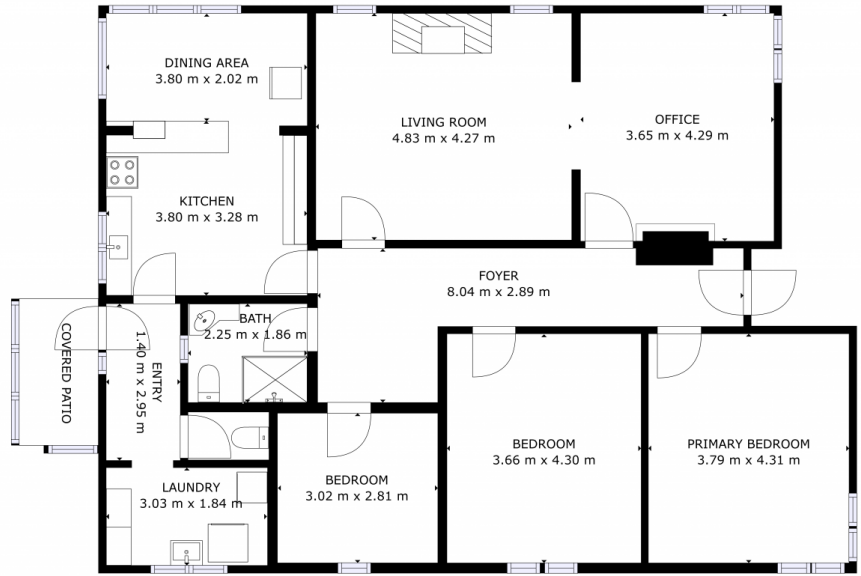
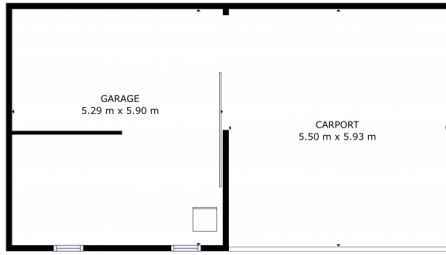
**Price** : \$ 649,025  
**Building Size** : 130 sqm  
**Land Size** : 622 sqm  
**View** : <https://www.4one4.com.au/property/26-first-avenue-west-moonah-tas/7014610>



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GROSS INTERNAL AREA  
FLOOR 1: 136 m<sup>2</sup>, EXCLUDED AREAS:  
GARAGE: 31 m<sup>2</sup>, PATIO: 4 m<sup>2</sup>  
TOTAL: 136 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**4ONE4.**  
PROPERTY CO.