4ONE4.
PROPERTY Co.

3/1 Cleland Court WEST MOONAH TAS

2 1 2

Are you looking for the perfect place to call home? There's no need to settle for less as this is the perfect property for you. Not just 1 or 2, this sunny home comes in 3 levels! This property's vibe, style, and colour fit well with the beautiful landscape outdoors. You can only dream what more could it offer inside?

The bottom level of the house is where you'll find a single garage designed to prioritise security. Heading upstairs, you'll be welcomed by the expansive living space and lounge area overlooking the amazing views of the Derwent River-from the large windows installed. This zone is naturally warm & bright, soaking in that morning sun. Not to mention, there's an recycle heat pump and solar panels to keep you even warmer during the cold months.

The back part is where the updated kitchen is situated.

Price	**:** $ 430,000
Building Size	**:** 88 sqm
Land Size	**:** 118 sqm
View	**:** https://www.4one4.com.au/property/31-cleland-court-west-moonah-tas/7110056

Paul Berry
0362 737 414

GROSS INTERNAL AREA
FLOOR 1: 40 m2, FLOOR 2: 39 m2
EXCLUDED AREAS: , PATIO: 30 m2
TOTAL: 79 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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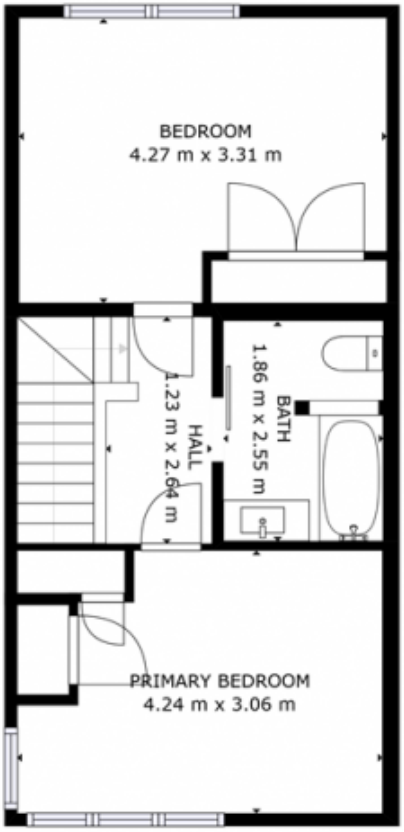
FLOOR 1



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FLOOR 2