



2 Tenth Avenue, WEST MOONAH, TAS 7009

Offering one three-bedroom and one two-bedroom residence

Here's your opportunity to secure one or both of these spacious, functional units. Whether you're taking your first step into the property market, searching for a low-stress place to downsize, or looking to bolster your investment portfolio, Units 1 and 2 deliver comfort, flexibility, and value in a high-demand neighborhood.

Both units are currently occupied by long-term tenants who have called these

TYPE: Sold

INTERNET ID: R24718391

SALE DETAILS

Offers over \$350,000

residences home for over 17 years, providing exceptional stability and peace of mind for investors seeking reliable returns.

PRICE GUIDE:

Unit 1: Offers over \$450,000

Unit 2: Offers over \$350,000

Unit 1: Generous three-bedroom with River and Mountain views and double garage

Unit 1 stands as the largest in the complexâ##perfect for families, first home buyers or astute investors. The thoughtful layout features three well-sized bedrooms, all with built-in wardrobes, a spacious kitchen/dining area with River Views from the kitchen sink, and a spacious separate lounge framed by mountain views. The sunroom and private balcony offer a serene retreat overlooking the river. A family bathroom and a large secure garage (with storage/workshop space or room for two smaller vehicles), plus an extra off-street parking space, complete the package. Currently leased to a long-term tenant at \$425 per week, Unit 1 provides steady rental income and scope for future value-adding updates.

Unit 2: Two-Bedrooms with garden and double carport

Unit 2 is ideal for an investors or home buyer seeking an affordable entry point. The practical two-bedroom layout includes a generous kitchen and dining area, a separate lounge, and a family bathroom. The separate laundry opens onto the enclosed backyard with double carport. The property is currently leased to a long-term tenant at \$320 per week, providing immediate rental income with scope for future updates to add value.

Why Invest in Units 1 & 2?

- Double glazed windows throughout for year-round comfort
- Reliable long-term tenants for immediate income security
- Versatile appeal for owner-occupiers, first homebuyers, downsizers, or investors
- Strong potential for rental growth through future enhancements
- Proximity to shops, services, and transport in a thriving area

Whether you're searching for a place to call home or a reliable investment with real upside, these units offer space, security, and a wealth of future possibilities. Buy one or both to suit your needs, and invest confidently in your future.

In addition to these two units, two one-bedroom residences are also available. The property may be purchased in one line or as individual units.

Contact Rose Allie today to arrange your private inspection or discuss how to secure your next home or investment!

- Bedrooms: 2
- Bathrooms: 1
- Double carport

CONTACT DETAILS

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unit 2



unit 2



unit 2

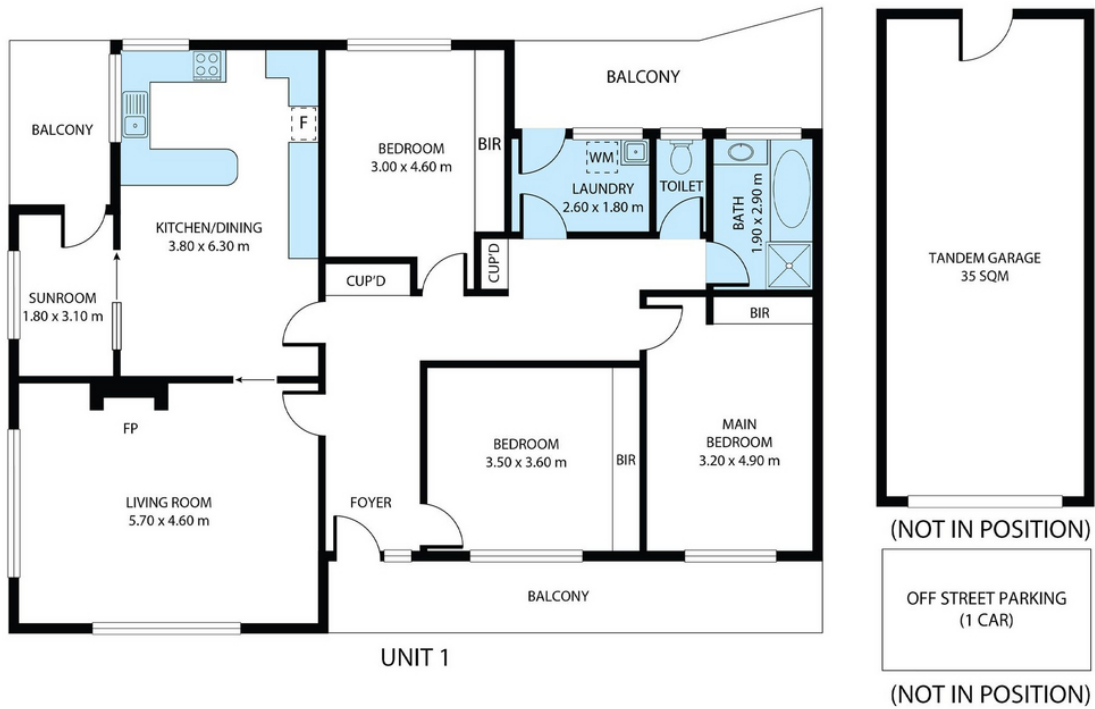


unit 2



2 Tenth Avenue, West Mooneah
 Total usable area: 345 sqm
 Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.
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Unit 1: 144 sqm
 Unit 2: 71 sqm
 Unit 3: 69 sqm
 Unit 4: 61 sqm



1/2 Tenth Avenue, West Moonah

Unit area: 144 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.
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UNIT 2



2/2 Tenth Avenue, West Moonah

Unit area: 71 sqm

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

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