



34 Lime Road, LUTANA, TAS 7009

6km to Hobart CBD

Perfectly positioned to capture stunning, uninterrupted views of the River Derwent & Tasman Bridge, this immaculate brick and tile villa offers an exceptional opportunity just 6km from the Hobart CBD.

Built in 1989 and one of only two on the block, the home occupies a generous 319m² allotment, providing the perfect space to call home with an affordable price tag. The

TYPE: For Sale

INTERNET ID: R24749789

SALE DETAILS

Offers over \$500,000

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

well-designed floorplan features a light-filled open plan living and dining area, complemented by a functional kitchen with ample bench and storage space. Both bedrooms are queen-sized and include built-in robes, while the bathroom offers a separate shower and bath, incorporating the laundry, with a separate toilet for convenience.

North-east facing, the home enjoys all-day sunshine, creating a warm and inviting atmosphere throughout. Additional features include reverse cycle heating & cooling system, under-floor insulation, a huge under-house storage area, and a fully fenced front yard, ideal for children and pets. There's also excellent scope to enhance the lifestyle appeal by adding an entertaining deck to take full advantage of the magnificent views (STCA).

Whether you're seeking an easy-care home in a quiet yet convenient location or a solid investment with strong rental appeal, this property ticks all the boxes. Call today.

- Land Area 317.00 square metres
- Building Area: 74.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

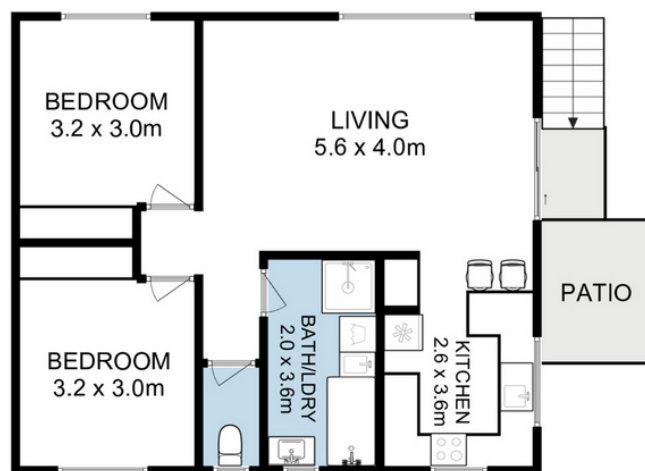
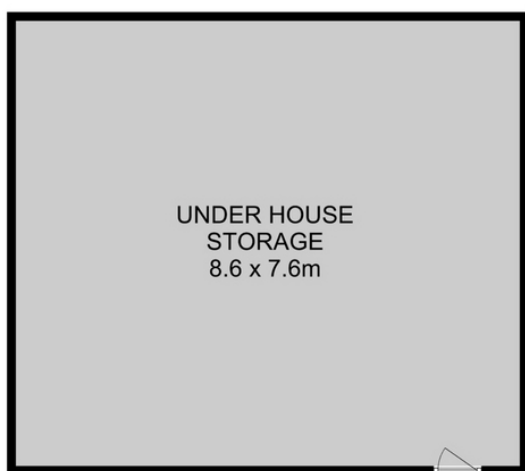
Jodi Hansson
0409 976 994





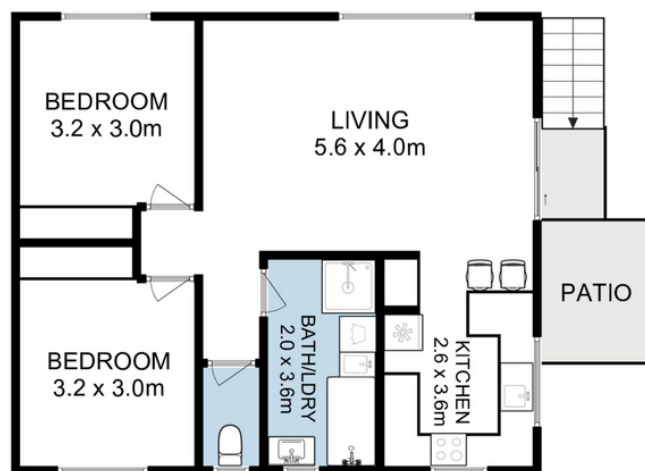
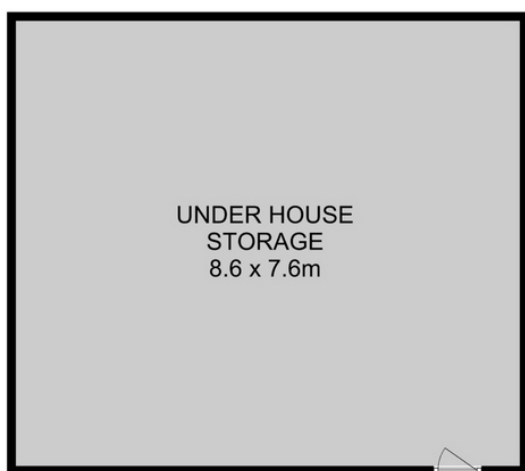






Total Approx. Floor Area : 74 sqm
Total Approx. Under House Area : 63 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open²view.com



Total Approx. Floor Area : 63 sqm
Total Approx. Under House Area : 63 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open²view.com