

**1/8 Lincoln Street, Lindisfarne, Tas 7015**



**House For Sale**

Thursday, 25 January 2024

1/8 Lincoln Street, Lindisfarne, Tas 7015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 307 m2**

**Type: House**



Libby McKenzie  
0438577554

## Offers Over \$550,000

\* Low-set, free-standing villa in a boutique complex of 3 units\* Recently renovated throughout, fresh paint & carpets\* North-facing patio, garden shed & carport\* Level & easy to maintain gardens - no mowing required!\* Prime position walking distance to the waterfront, bowls club & shopping! Situated in a boutique complex of 3, this low-set villa has been refreshed throughout and is ready to move in! Your new home lies footsteps to the waterfront, cafes, bowls club and shopping making this an idyllic destination in a convenient location! Occupying an accessible position at the front of the complex, this brick veneer and tile unit is free-standing with no shared walls for optimal privacy. Step inside to discover freshly painted interiors in a modern, neutral palette which enhance the natural light that filters through the home. An open plan lounge and dining room flow effortlessly to the renovated kitchen, brimming with a full complement of inclusions such as glass splashbacks, electric cooktop, wall-mounted oven, dishwasher and oodles of storage. Basking in a north-facing aspect, the patio is lined by a privacy screen and offers a sun-drenched spot to enjoy a morning cup of tea before taking a walk along the river. Both bedrooms are generous in size with the master fitted with a mirrored built-in robe. Servicing the home is a bathroom with a separate toilet. Other property highlights include: · Renovated internal laundry · 1.5m x 3m\* standalone garden shed · Single carport · Level & easy to maintain yard with no mowing! Lindisfarne rests on the banks of the River Derwent and is easily accessible to the highway with the commute to Hobart CBD taking approximately 15-minutes. Across the road beckons acres of waterfront parklands and the iconic ANZAC Park which is home to several clubs including the local bowls, football, cricket, tennis and sailing clubs. Whether you're into bowls or bush walking, swimming or sailing, all this and more can be done without ever having to get into the car! The main village is also a short stroll along the road and is a vibrant hub filled with a variety of shops, cafes, eateries, Post Office, bakery, medical services and a Woolworths. A quality home, there's nothing else to do but unpack and unwind. Downsizers, starters, investors and holidaymakers will all find this low-set, low-maintenance lifestyle by the water appealing. Demand for this one will be strong, call now to arrange an inspection to avoid disappointment.\*approximate The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.