

# 1/88 Gordons Hill Road, Lindisfarne, Tas 7015



## Sold Unit

Monday, 14 August 2023

1/88 Gordons Hill Road, Lindisfarne, Tas 7015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 85 m2**

**Type: Unit**



Ben Vance

0362209100

**\$480,000**

Sitting proudly in a private position in popular Lindisfarne, this beautiful character cottage is the perfect downsizer or first home. Enjoying all day sun this well-maintained property is the original house that once sat alone on this site, and now forms one of only two units on a generous allotment of 360m<sup>2</sup>. This neatly presented home is move in ready and offers comfortable accommodation across a single level, with a wide entrance hall, open plan living area, updated kitchen and bathroom, and a wonderful sunroom looking out across Lindisfarne. Enjoying great natural light and neutral tones, this home presents beautifully leaving nothing to do but to simply move in. The fully fenced generous yard is perfect for pets and children, and the beautiful mature gardens offer a serene haven to enjoy your morning cup of tea. The well-maintained home has had a new Colorbond roof fitted and also has updated wiring and a newer switchboard fitted since the original build. Car parking well covered with two off street car parks available. The convenient location provides easy access to Lindisfarne Village in just a few minutes' drive, as well as Eastlands Shopping Centre in the opposite direction. There are walking trails nearby, and you can easily access the Lindisfarne waterfront. Combine this with just a short 10 minute drive to the CBD and you have everything that you will ever need just a short drive away. For further information or to arrange your private inspection please contact Ben Vance. Council Rates: \$1,342.00 per annum (approx.) Water Rates: \$1,000.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.