

# 116 Bowen Road, Lutana, Tas 7009



## House For Sale

Friday, 19 April 2024

116 Bowen Road, Lutana, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 640 m2**

**Type: House**



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## Offers Over \$315,000

• Set on a 640m<sup>2</sup> block – Fenced rear yard • Built 1913 • 3 Bedrooms (all a good size) • Separate living area • Combined kitchen and dining space • High ceilings – Picture rails – High architraves • 1 Bathroom • Mount Wellington views • Floorboards under coverings

Welcome to 116 Bowen Road which is the perfect property to sink your teeth into for a renovation, so it's time to roll your sleeves up and get started on this cottage that can be made into such a cute new home. Lutana is a popular suburb forming part of the Glenorchy Shire and is a mere 6 minutes drive to the centre of Hobart City whilst enjoying views to the Mountain and over the surrounding suburbs. In between renovating you can enjoy sometime off at the Lutana Woodlands Park (1 minute walk) for a stroll around the Reserve or play with the kids at the playground, the Lutancisco Barber is almost right next door and the Brewlab Craft Beer Cafe is just around the corner (3 minutes away) Hard work will pay off for you at 116 Bowen Rd, Lutana. Council: Glenorchy Rates: \$1,800 pa approx. Zoning: General Residential

BelleParker@homes have made every effort to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, guarantee cannot be assured. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.