

**13 Culloden Avenue, Lutana, Tas 7009**

**House For Sale**

Thursday, 14 March 2024



13 Culloden Avenue, Lutana, Tas 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 903 m2**

**Type: House**



Tony Bacic

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## **Expressions of Interest above \$560,000**

Nestled in a serene cul-de-sac, this inviting property boasts 3 bedrooms, a separate lounge area, gleaming polished boards, and a fresh coat of paint throughout. Its spacious interior is complemented by a large level block, spanning 903m<sup>2</sup>, offering the potential for an additional dwelling to be constructed (subject to council approval). Conveniently located mere minutes from Hobart CBD, sports grounds, schools, and shopping precincts, this residence caters to diverse lifestyles. Whether you're a first-time buyer, a professional seeking a peaceful retreat, a developer eyeing investment opportunities, or a savvy investor, this home promises versatility and potential. Expressions of Interest are welcomed until April 5th, 2024, 12pm with the vendor retaining the right to consider offers before the closing date. Don't miss your chance to secure this versatile property in a sought-after location. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.