

**36 Wattle Avenue, Lutana, Tas 7009**



**House For Sale**

Thursday, 18 January 2024

36 Wattle Avenue, Lutana, Tas 7009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 697 m2**

**Type: House**



Hamish Reeve

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**\$500,000 - \$550,000**

The opportunity to find and add value to existing, affordable property is becoming increasingly rare. This home provides a sizeable parcel of land (697m<sup>2</sup>) and subject to council approval with the property sitting at the front of the block the potential to build an additional dwelling. Currently tenanted at \$500 per week until November 2024. The home has been well loved and stands proudly in an extremely sought-after pocket of Lutana with picturesque mountain views. Accommodation provides living, with room for dining, three bedrooms, upgraded family bathroom, a good-sized kitchen, new flooring and a second bathroom at the rear. It allows scope to upgrade, add your own touch over time and further increase value. This is an opportunity for an array of purchasers, it represents excellent value in today's market. It would be the ideal starter for the first homebuyer or young family, great addition to a portfolio for investors or chance for the developer. Capitalise on the booming 7009 market before you miss out. Perfectly positioned with stunning mountain views and extreme privacy this home is sure to tick all the boxes. The property captures excellent sun, is framed beautifully by low maintenance gardens and is minutes to all transport, shopping, services and conveniences of Moonah, Hobart, New Town or Glenorchy. The story of 36 Wattle Avenue will continue with the new owners to write a new, fresh and exciting chapter. Do not hesitate to make contact as this opportunity will not last and will be well received in the market. Thinking of Selling? If you are curious to know the value of your home or are thinking of selling please contact your previous Number 1 Agent in Australia as awarded by the Real Estate Institute of Australia Nat Downton from