

52 Ashbolt Crescent, Lutana, Tas 7009



Sold House

Saturday, 12 August 2023

52 Ashbolt Crescent, Lutana, Tas 7009

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 839 m2

Type: House



Stuart Benson
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Jake Towns
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\$630,000

Exceptional opportunity for home buying families, savvy investors, or intelligent developers, found just 5 minutes from the city. Situated on a generous block spanning approximately 839m², this inviting home provides abundant space for various lifestyles, as well as strata title development potential (STCA). Step into the welcoming open floor plan, the seamlessly connected living, dining, and kitchen areas retain elegant 50s architectural features and provide stunning views of the Derwent River and Tasman Bridge. Stepping outside the rear undercover entertaining area is the ideal setting for hosting guests or enjoying cherished moments with loved ones. • Affordable Hobart home with dominant water views, just 5 min from city • 839m² general residential zoned block provides strata title development opportunity • Potential approximate rental income of \$570 per week • Open living area allows for seamless movement and a harmonious flow. • Three spacious bedrooms, all of which feature built-in robes for convenient storage. • The bathroom offers a vanity, shower, and bath, providing a comfortable and functional space. • Well-sized backyard, perfect for outdoor enjoyment and activities. • Generous dry storage space under • Conveniently located in the highly sought-after suburb of Lutana, Tasmania. • Close proximity to amenities, schools, and parks, ensuring a convenient and family-friendly lifestyle. Year Built: 1957 Construction: Weatherboard Roof: Galvanized Iron Heating: Heat pump TasWater Rates: \$1300 approx. Council Rates: \$1900 approx.