

6 Birch Road, Lutana, Tas 7009



House For Sale

Thursday, 25 January 2024

6 Birch Road, Lutana, Tas 7009

Bedrooms: 3

Bathrooms: 1

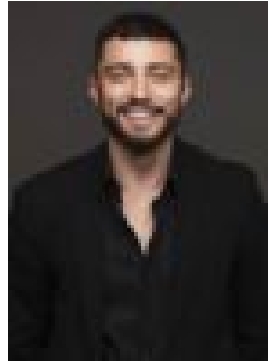
Parkings: 4

Area: 627 m2

Type: House



Matthew Macdonald
0429229087



Cam Rogers
0475002814

\$675,000+

Located peacefully along a quiet no-through road, the recently renovated 6 Birch Road is an idyllic brick family home with views of the River Derwent and Bowen Bridge. Set upon a generous 627 sqm allotment, this 1975 home retains its character charm whilst including the comforts of modern amenities. The home is accessed through the private, arched double carport that seamlessly transitions the home's exterior into the main living area. Upon entry, you are immediately greeted by patterned floors that adorn the hallway that leads to the renovated kitchen, living and dining. The home exudes a sense of warm elegance through substantial North-facing windows and contrasting dark cabinetry. This open plan area transitions effortlessly to the elevated timber deck that takes full advantage of the water views and aspect. The home is complimented by a modern bathroom; three sizeable bedrooms, that all have built-in wardrobes and ceiling fans; reverse cycle heating, as well as a wood fire. The deceptively large home also benefits from a large second living room downstairs, a separate laundry and second toilet, and two under house storage areas, one of which is currently used as a workshop. There is also additional off-street parking for two vehicles, including a lifted carport for larger vehicles. Located only 10 minutes from the CBD, 5 minutes from Moonah's shopping strip and walking distance to Lutana Woodlands Reserve this is a prime opportunity to acquire a home in the rapidly popularising Lutana.