

7 Cox Avenue, Lutana, Tas 7009



House For Sale

Monday, 20 May 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 544 m2

Type: House



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Offers over \$595,000

Step into a piece of history with this solid concrete cottage, nestled in the unique and highly sought 'Lutana Village'. Built in 1922, this charming home offers delightful street appeal with its quaint façade and inviting front porch nestled behind weeping Silver Birch trees. With original period features throughout, this fully renovated home has been seamlessly transformed to provide modern conveniences. Inside, you'll be struck by the high ceilings, original timber sash windows, and polished Tasmanian Oak floorboards that speak to the home's heritage. The fully renovated, stylish kitchen is a chef's dream, boasting quality appliances, an enormous amount of storage, and a versatile island bench perfect for gathering with friends and family. The adjacent lounge is kept cozy in winter with a Saxon wood heater and reverse-cycle air-conditioner and benefits further custom-made built-in storage. The cottage features two bedrooms, with the main bedroom offering spacious built-in wardrobes and a charming open fireplace, while the second bedroom overlooks the stunning gardens. The combined bathroom and laundry have been meticulously upgraded to include underfloor heating, a walk-in rain shower, and luxurious heated towel rails. Outside, you'll discover an oasis of beautifully landscaped gardens with an abundance of fruit trees. Multiple outdoor deck spaces allow you to enjoy different parts of the day, whether it's gathering around the fire pit, hosting a BBQ on the entertaining deck, or savoring afternoon sundowners with magnificent views of Mt. Wellington outside the 'snug' outhouse. This versatile space could be used as a cozy cocktail room, serene yoga or art studio, productive home office or additional accommodation for guests. One of the eighteen original homes designed by Walter Butler and built by The Electrolytic Zinc Company for the workers families in the 1920's, this gorgeous enclave has become very popular due to its historical value and aesthetic appeal. Nearby, the Lutana Woodlands Reserve offers a space for leisurely walks and children to play. Known for its friendly community, Lutana Village offers a wonderful lifestyle for those seeking a quiet and convenient neighbourhood being only a stone's throw to nearby New Town and Moonah shopping precincts, offering a bustling and diverse community with a range of shops, restaurants, and services to cater to every need. • Heating: Wood heater and reverse-cycle air-conditioner • Annual council rates: \$1890 • Annual water rates: \$1120