

98 Lennox Avenue, Lutana, Tas 7009



House For Sale

Thursday, 1 February 2024

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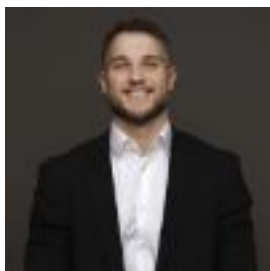
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 673 m2

Type: House



Matthew Macdonald

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\$675,000+

Positioned on an elevated allotment that captures sweeping views of kunanyi/Mount Wellington, 98 Lennox Avenue is a large brick veneer home that provides a flexible floor plan, accommodating to all prospective purchasers. Upon entry, buyers will be drawn to the timber and stone feature walls in the first of the living rooms, this light-filled space effortlessly leads into the arched open-plan well-appointed modern kitchen and dining area. Beyond the kitchen, a hallway accesses the large second living/ bedroom that has a private Juliet balcony that takes full advantage of the home's aspect. The opposite side of the home has two bedrooms, the main bathroom and a third bedroom/study, complete with an ensuite and access to a second larger balcony. This balcony leads you down to a separately accessed private multi-purpose room, which is complete with its own bathroom. The present owner is currently earning approximately \$10,000 per annum (net) through renting this space on AirBnB. The sizeable home offers a variety of other benefits that will be appreciated by a discerning purchaser such as: ducted gas heating; partial double glazing; honeycomb blinds; solar panels located on the North side of the roof; a large, fully fenced backyard, with multiple entertaining areas; a separate laundry; copious under house storage; and is directly adjacent to the Lutana Woodlands Reserve. Located only 10 minutes from the CBD, 5 minutes from Moonah's shopping strip, directly adjacent Metro bus stop and in close proximity to a number of local schools and amenities this is a prime opportunity to buy in the rapidly popularising suburb of Lutana.