

**1/98 Gordons Hill Road, Lindisfarne, TAS, 7015**



**House For Sale**

Sunday, 8 September 2024

1/98 Gordons Hill Road, Lindisfarne, TAS, 7015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## 1950's charm with modern updates

Built in 1951 and recently fully renovated this home has retained its 50's charm and character offering a low maintenance option in a much-loved location. The property has an open plan kitchen, living and dining area with original Tas Oak floorboards and a heat pump for year-round comfort. The kitchen has an island bench for relaxed dining, stainless steel appliances, and a pantry. There is room for a good size dining table for those that like to entertain and the neutral colour pallet throughout highlights the warm honey floorboards.

There are three good size bedrooms, two with built-in robes, and the third bedroom would also be ideal as a study or home office. The central bathroom has a shower, vanity, and WC and a hall cupboard provides great storage. There is a separate laundry off the kitchen and another convenient WC.

There is space for 2 tandem carparks at the rear of the property and the grounds are low maintenance or provide great scope for the avid green thumb. At the front door, there is a deck which is a great suntrap with a graveled area in front that could be utilised for gardens, children's play equipment, or a lovely spot to relax and entertain with outdoor furniture in warmer months. There is the bonus of a large storage area under the house.

Lindisfarne is an easy commute of just over 6 km to the Hobart CBD. With shops, amenities, and services all close at hand the suburb is convenient and has proximity to the Derwent River and surrounding parks and recreational facilities. There is an array of great schools nearby and good public transport options. The home is well presented and leaves little to do than move in and enjoy.

Council rates approx \$1,800.00pa

Water rates approx \$1,100pa excluding usage

Rental estimate \$540.00 - 570.00pw

\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.