

**315 Brooker Hwy, Lutana, TAS, 7009**



**House For Sale**

Friday, 30 August 2024

315 Brooker Hwy, Lutana, TAS, 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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## Unlock the Potential of this Ideally Positioned Home!

This property presents an exceptional opportunity for buyers with a keen eye for potential. Perfectly positioned just a short 5-minute drive from the city centre and close to all essential services, this home is ready for a stylish makeover. While it requires some cosmetic upgrades, the possibilities for creating your ideal living space or a valuable investment property are boundless and you can choose to move in and live or add additional equity overtime.

### Key Features:

**Renovation Potential:** Boasting three bedrooms, all with built-in wardrobes, and an open-plan living area, this home provides a solid foundation for your renovation ambitions. An additional sunroom at the rear, currently used as a fourth bedroom, offers flexibility in how you utilise the space. With substantial heating provided by an electric heater and a heat pump, this property is ready for a thoughtful update that can elevate its appeal and functionality.

**Outdoor Space:** The fully fenced, level backyard offers a blank canvas for your landscaping dreams. Whether you envision a family-friendly garden or an entertainer's paradise, this space has the potential to be transformed into a true outdoor retreat. The large living area opens onto a deck, creating a perfect spot for alfresco dining and relaxation. Abundant off-street parking and a single carport and garage add convenience and storage options.

**Prime Location:** Situated in a highly desirable suburb in Lutana, this property is close to the CBD, schools, shopping centres, and public transport. There is nearby access to many parks and a golf course. The location alone adds significant value, making it a smart choice for those looking to invest in a property with growth potential.

### A Canvas for Your Vision

This home is ideal for buyers looking to break into the market or those seeking a project where they can add substantial value. With a little vision and effort, this property has the potential to be transformed back into a stunning family home or a lucrative investment. The property is currently rented for \$480 per week with immediate scope to improve. If you're ready to roll up your sleeves and create something truly special, this property is waiting for you to bring your ideas to life.

Don't miss out on this opportunity to shape a property to match your vision-schedule your viewing today!