

**2/22 Chestnut Avenue, Lutana, TAS, 7009**

**4ONE4.**  
PROPERTY CO.

**Unit For Sale**

Wednesday, 14 August 2024

2/22 Chestnut Avenue, Lutana, TAS, 7009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Cozy Family Home in Lutana

Nestled in the heart of Lutana, 2/22 Chestnut Avenue offers a remarkable opportunity to secure a charming three-bedroom home in one of Hobart's most well-connected yet peaceful suburbs. Ideal for first-time buyers or those looking to downsize, this delightful residence combines comfort, convenience, and a welcoming atmosphere that's perfect for the whole family.

Stepping into this cozy home, you're immediately greeted by its practical layout and inviting vibe. The open-plan living and dining area is bathed in natural light, creating a warm and welcoming environment that seamlessly flows into the kitchen. With ample storage and modern appliances, the kitchen is designed for both functionality and style, making meal preparation a breeze.

The three spacious bedrooms offer the perfect retreat at the end of the day, each providing ample closet space and large windows that invite the outside in. The well-appointed bathroom caters to all your daily needs with ease, ensuring that every aspect of this home is designed for your comfort.

One of the standout features of this property is the secure garage, which provides not only safe parking but also additional storage space—a rare find in this price range.

Located on Chestnut Avenue, this home is situated in a suburb that offers the best of both worlds. Lutana provides easy access to Hobart's CBD, making the daily commute a breeze while still retaining a peaceful, suburban feel. Families will appreciate the proximity to well-regarded schools such as New Town High School and Lutana Primary School, ensuring that quality education is just around the corner.

For those who enjoy the outdoors, nearby parks offer the perfect setting for leisurely weekends. Whether you're taking a stroll, enjoying a picnic, or just soaking up the serenity, you'll love the green spaces that Lutana has to offer. Additionally, local shopping centers are just a short drive away, ensuring that all your essentials are within easy reach.

Don't miss out on this incredible opportunity to own a lovely home in one of Lutana's most sought-after areas. Properties like this are snapped up fast, so act quickly to secure your future in 2/22 Chestnut Avenue. Contact Paul Berry today to arrange a viewing and take the first step toward making this house your new home.

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