



2 Myrtle Court, Devonport

## Make Your Move To Myrtle

Set proudly on a generous 905m<sup>2</sup> parcel of land in the heart of Devonport, this lovingly maintained brick home is being offered to the market for the very first time since it was built in 1969. Held and cared for by one family for generations, this is the kind of home that immediately feels honest, warm and full of history. Solidly built with an extended floorplan designed to grow alongside changing family needs, the home offers space, flexibility and exciting potential for its next chapter. Inside, there is more room than you may first expect, with multiple living spaces including a large living area and an additional rumpus room or potential fourth bedroom depending on your needs. Whether you are looking for extra room for teenagers, guests, hobbies or simply a second place to relax, the versatility here is a true standout. Under the carpets in the original section of the home you are blessed with original hardwood flooring, this has never been exposed in this home and would polish up a dream for anyone wishing to have that real wood premium finish in their next home. Positioned in a convenient pocket of Devonport, everyday essentials are all within easy reach. The Valley Road shopping hub is just a short distance away, offering an IGA, doctor's surgery, chemist and more, there is a choice of local primary & high schools nearby while local transport and TasTAFE across the road further add to the practicality of this well connected location. It is comfortable as is but this home also offers incredible scope for a new owner to modernise and make

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### FOR SALE

Offers Over \$540,000

### VIEW

Sat 30th May @ 9:45AM - 10:15AM

### AGENTS

Tyla Pyke  
0439 228 888  
tyla.pyke@ljhooker.com.au

Michael Ziegler  
0409 764 219  
michael.ziegler@ljhooker.com.au

### AGENCY

LJ Hooker Devonport  
0473 104 200

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

it their own over time, all while appreciating the solid brick construction and generous land size that has become increasingly difficult to find with a floor plan that could easily be opened up to create that modern plan layout of today. Adding even further appeal, there is also the opportunity to purchase the adjoining parcel of land on a separate title from 28 Croft Avenue. Combined, these two properties open the door to significant subdivision or future development potential, subject to any relevant council approvals, creating an exciting opportunity for developers, investors or buyers looking to secure a large landholding in a central Devonport location. Homes that have been cherished by one family for over half a century are truly special. 2 Myrtle Court is ready to welcome its next generation of memories.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## MORE DETAILS

Property ID	8UUHVM
Property Type	House
Land Area	905 m2
Including	Toilets (1)

**Tyla Pyke 0439 228 888**

Property Representative | [tyla.pyke@ljhooker.com.au](mailto:tyla.pyke@ljhooker.com.au)

**Michael Ziegler 0409 764 219**

Licensee | [michael.ziegler@ljhooker.com.au](mailto:michael.ziegler@ljhooker.com.au)

**LJ Hooker Devonport 0473 104 200**

16 Don Road, DEVONPORT TAS 7310

[devonport.ljhooker.com.au](http://devonport.ljhooker.com.au) | [devonport@ljhooker.com.au](mailto:devonport@ljhooker.com.au)





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This plan is a sketch for illustration only. All measurements are internal and approximate (in metres). Outbuildings / exterior elements not in actual position.

