



Unit 1/1a Winston Place, Devonport

## Winner on Winston

Investment opportunities come in many forms, however few offer the combination of character, flexibility and long term potential that 1/1A Winston Place presents. Originally constructed in 1955, this charming weatherboard cottage has been lovingly held and enjoyed by its current owner for the past 21 years. While some maintenance improvements may be considered by the new owners, the home remains neat, comfortable and full of personality in its current condition.

Stepping inside, you'll immediately appreciate many of the features that make homes of this era so sought after. The cottage garden, welcoming double width entrance, decorative ceiling roses, sunroom and cottage inspired charm create a warmth and character that simply cannot be replicated in modern construction. Currently configured as a two bedroom residence, the home was originally designed as a three bedroom property, offering flexibility for those seeking additional accommodation or future value adding opportunities down the track. The updated bathroom provides modern convenience, while outside, raised garden beds and established surrounds create a peaceful setting to enjoy. Positioned within easy reach of Devonport's CBD, the property enjoys a highly convenient location close to schools, public transport, shopping facilities and everyday services.

The locally loved Bluff Precinct is also just moments away, offering beautiful coastal walks, beaches, cafes and one of Devonport's most

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### FOR SALE

Offers Over \$400,000

### VIEW

Sat 27th Jun @ 12:15PM - 12:45PM

### AGENTS

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Michael Ziegler  
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### AGENCY

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Interested parties must rely solely on their own enquiries.



iconic lifestyle destinations. For investors, this property represents a particularly unique opportunity. Whether you're seeking a dependable addition to your portfolio, a property with future improvement potential, or an investment where long term growth and security are key priorities, this home deserves your attention. Properties like this are becoming increasingly difficult to find.

- 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	8VEHVM
Property Type	House
Land Area	385 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**

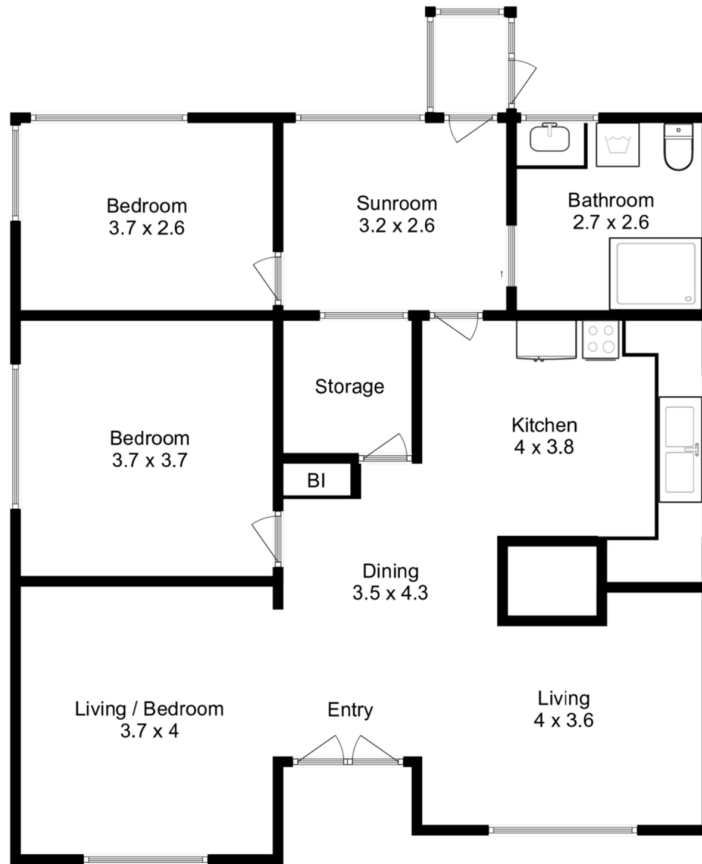
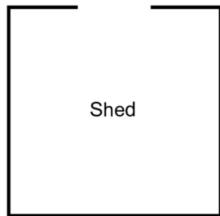
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**1/1a Winstone Pl, Devonport**

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

