

## Glenorchy, 1 Stansall Street

Glenorchy - Solid Start, Smart Investment...Serious Value

Ant's "Fluff-Free" Description...

Looking to break into the market without breaking the bank?

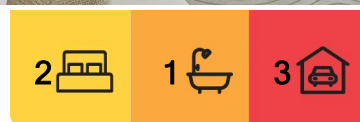
Whether you're a first-home buyer ready to ditch the rent trap, or an investor hunting for a tidy return - this solid beauty is a must-see.

What's On Offer?

\* Two spacious bedrooms - including a generous master (4.2m x 3.7m)

\* Sunny open-plan living area with fireplace - cosy in winter, light-filled all year

\* Practical kitchen & dining combo - room to move, eat, and entertain



**For Sale**

Offer over \$445,000

**View**

By Appointment

**Contact**

**Ant Manton**

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**Zac Flanagan**

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(03) 6272 8177

- \* Updated bathroom with combined laundry - no wasted space here
- \* Loads of storage - built-ins plus bonus linen cupboards
- \* Detached garage (7m long!) - park the car, store the tools, or convert to a workshop
- \* Generous backyard - perfect for kids, pets, or the green-thumbed
- \* Fireplace + electric heating - comfort sorted for all seasons

Solid. Simple Layout. Smart Buy:

- \* Low maintenance 99sqm home on a flat, fully fenced block
- \* Private & peaceful location with leafy surrounds
- \* Great side access - potential for future landscaping or even extension (STCA)

Location Perks:

- \* Walk to Northgate Shopping Centre, schools, and transport
- \* Easy access to Hobart CBD - under 20 mins drive
- \* Glenorchy is booming - smart buyers are locking in now

First home buyers - you may be eligible for Stamp Duty savings!

Investors - potential rent of approx. \$460-\$490 per week (subject to market conditions).

Snap it up before someone else does - homes like this don't hang around for long.

Onwards and upwards to your solid Glenorchy starter!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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.



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## More About this Property

<b>Property ID</b>	5XH2FCS
<b>Property Type</b>	House
<b>House Size</b>	99 m2
<b>Land Area</b>	511 m2
<b>Including</b>	Toilets (1) Fire Place Workshop Fully Fenced

**Ant Manton 0408 621 856**

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

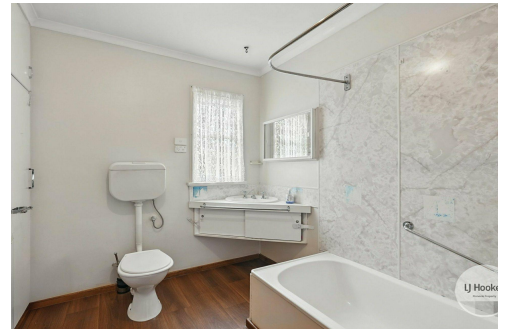
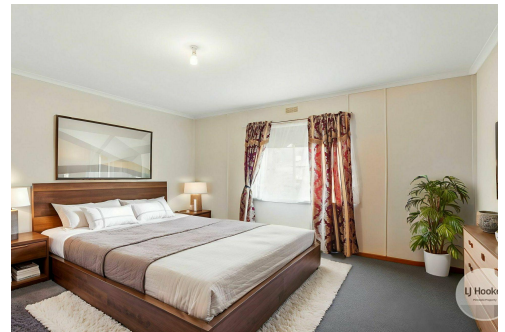
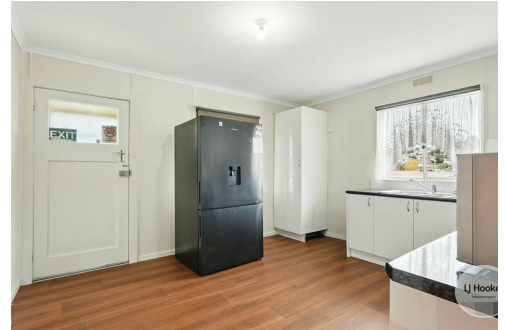
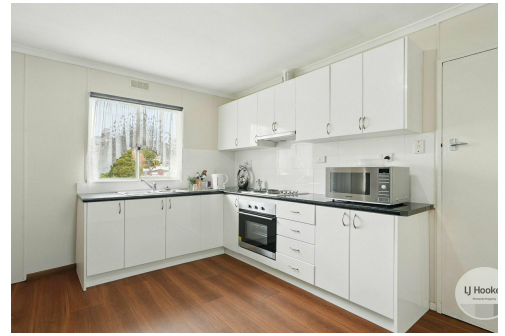
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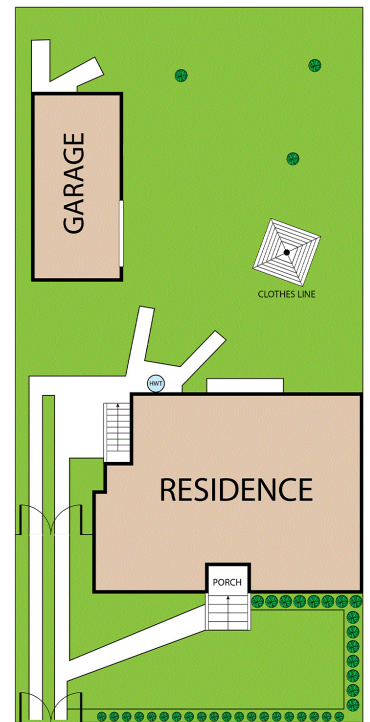
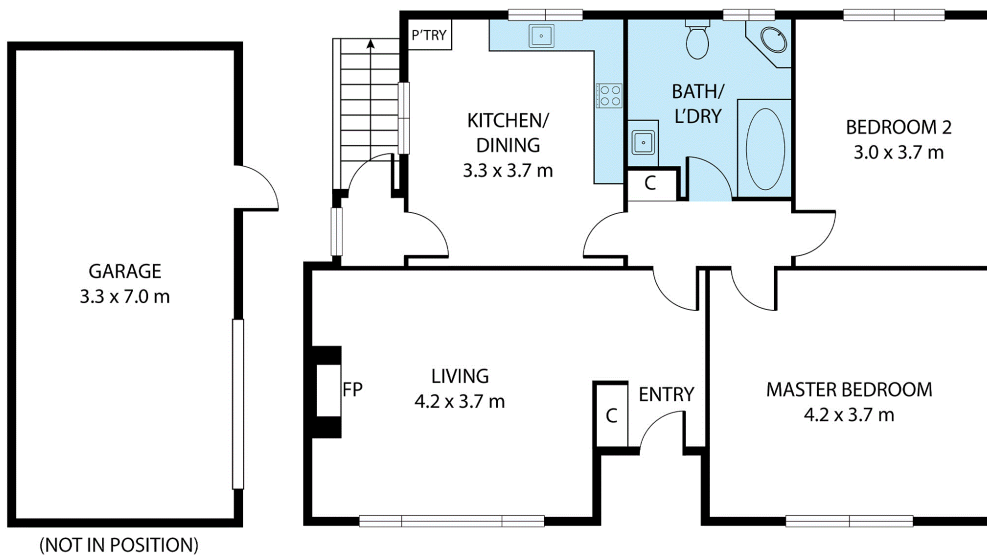
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SITE PLAN



### 1 Stansall Street, Glenorchy

House area: 99 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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