



## Glenorchy, 13 Elf Avenue

Charming home on a spacious block in prime location

Welcome to 13 Elf Avenue, Glenorchy &ndash; a delightful 1957-built weatherboard home set on a generous and level 947m<sup>2</sup> block. Whether you're looking for a family home, investment opportunity, or future development potential (STCA), this property is sure to impress.

Inside, the home offers flexibility with three well-sized bedrooms plus a potential fourth bedroom or second living area. The updated kitchen is both stylish and functional, flowing into the main living space equipped with a heat pump to ensure year-round comfort.

Step outside to enjoy the privacy of the fully fenced backyard &ndash; a perfect retreat for children, pets, or entertaining. The property also includes a garage and ample off-street parking.

Positioned in a quiet and convenient pocket of Glenorchy, you're just minutes from local



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
\$99,000

**View**  
[ljhooker.com.au/7HJ1F](https://ljhooker.com.au/7HJ1F)

**Contact**  
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**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

schools, shops, parks, and public transport.

Don't miss this rare opportunity to secure a solid home on a large block in a sought-after location.

## More About this Property

<b>Property ID</b>	7HJ1F
<b>Property Type</b>	House
<b>House Size</b>	148 m2
<b>Land Area</b>	947 m2
<b>Including</b>	Toilets (1)

### **Ben Ayers 0417 518 608**

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