



22 Torquay Road, Latrobe

## Opportunity Knocks




Positioned in a convenient location in Latrobe, near the hospital and close to new developments, this original four bedroom home offers space, flexibility and the opportunity to make it your own.

Held and cared for over many years, the home remains largely in its original condition, providing a solid starting point for buyers wanting to renovate, update or completely reconfigure the floorplan to suit modern living.

The layout offers four bedrooms, a central bathroom, separate toilet and two distinct living areas. The front lounge is filled with natural light, while the second living and dining space creates a practical family zone with direct access to the covered outdoor area.

Original timber floors, timber features and large windows add warmth and character throughout, while two wood heaters provide comfort during the cooler months.

The kitchen and bathroom remain functional, offering immediate liveability while leaving plenty of scope for future improvement. For those with vision, the floorplan presents exciting possibilities to create an open plan kitchen and living space, redesign the wet areas or establish a more contemporary family layout.

4  1  1 

### FOR SALE

Offers Over \$480,000

### VIEW

Sat 4th Jul @ 9:30AM - 10:00AM

### AGENTS

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### AGENCY

LJ Hooker Devonport  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Downstairs, the undercover parking, workshop and storage areas provide excellent utility space, while the established gardens offer room for children, pets or further landscaping.

Situated within easy reach of the Latrobe town centre, schools, shops and services, this is a property that will appeal to renovators, investors and buyers looking for a home they can gradually transform over time.

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	8VRHVM
Property Type	House
Land Area	652 m2
Including	Toilets (1)

**Melissa Burt** 0448 564 561

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Lower Level



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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.