



15 Lighton Way, Lenah Valley

## A light(on) on the hill...

Ant's Fluff-Free Description...

Perched at the top of a quiet cul-de-sac, this solid 1990 brick veneer home is packed with features, charm, and an unbeatable location.

Whether you're a savvy investor or a future owner-occupier, this one ticks all the boxes.

Key Features You'll Love:

- 3 Spacious Bedrooms: All well-sized, filled with natural light, and offering privacy for every family member.
- Spectacular Lounge Vista: Panoramic views that will have you reaching for your phone to capture the sunset daily.
- Versatile Lock-Up Garage: Spacious enough for storage, hobbies, or transforming into your dream workshop.
- Sunny Private Backyard: Perfect for entertaining, unwinding, or letting the kids and pets enjoy the fresh air.

3 1 5

**FOR SALE**

Offers over \$695,000

**AGENTS**

Ant Manton

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**AGENCY**

LJ Hooker Pinnacle Property

(03) 6272 8177

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.

LJ Hooker

- Current Tenants Who Love the Property: Keen to stay on, providing instant rental income for investors.

Prime Lenah Valley Location:

- Close to shops, cafes, schools, and services-convenience at your doorstep.
- Easy access to Hobart CBD, making commutes or city adventures a breeze.
- Enjoy a community vibe with parks, walking trails, and local amenities all nearby.
- Known for its family-friendly atmosphere and leafy, peaceful streets.

Additional Details:

- Generous 729m2 block (approx) offering space and privacy.
- Solid brick veneer construction ensuring durability and charm.
- A tenant-ready property with income potential from day one.

Snap It Up Before Someone Else Does!

Homes in Lenah Valley, especially with views and features like this, don't stick around long.

Call today to arrange an inspection and see why this property should be at the top of your list.

Onwards and upwards to your Lenah Valley delight!

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.

## MORE DETAILS

Property ID	7SJ1F
Property Type	House
House Size	116 m2
Land Area	729 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

**Ant Manton 0408 621 856**

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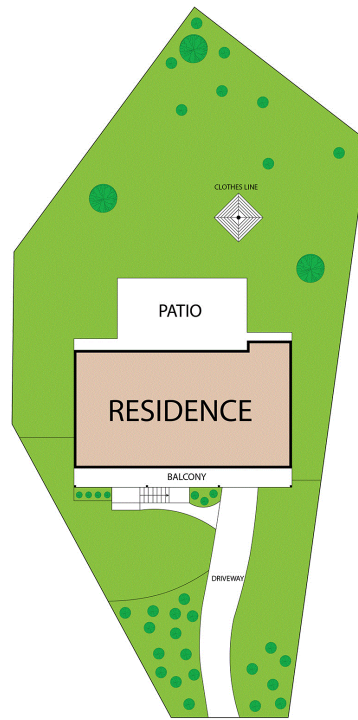
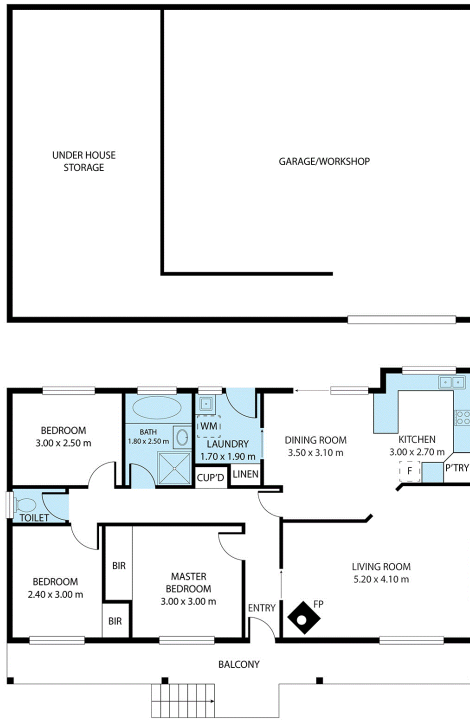
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House area: 116 sqm

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

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