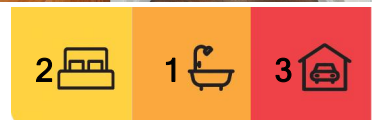


## Lenah Valley, 21 Brushy Creek Road

Lenah Valley - The Cutest Little Cottage You Ever Did See!

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

- \* Character-loaded 2-bedroom workers' cottage dating back to the late 1800's / early 1900's - packed with period charm!
- \* 65m2 (approx.) of living space - cosy, functional, and full of personality
- \* Spacious main bedroom with good proportions and loads of natural light
- \* Second bedroom ideal for guests, a home office, or a future nursery
- \* Bright and sunny living space with a great flow through to kitchen and dining



**For Sale**  
Offers over \$595,000

**View**  
Sat 21st Jun @ 12:30PM - 1:00PM

**Contact**  
**Ant Manton**  
0408 621 856  
antmanton@ljhookerpinnacle.com

**Anna Holmes**  
(03) 6272 8177  
aholmes@ljhookerpinnacle.com



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- \* Neat kitchen with plenty of storage, a dishwasher, and connection to rear deck

- \* Tidy bathroom with separate toilet

The Outdoors - So Much More Than Meets the Eye!

- \* Gently sloping 683m<sup>2</sup> block (approx.) - beautifully usable with garden beds, lawn and established greenery

- \* Multiple outbuildings & garden sheds - perfect for tools, hobbies or converting into creative spaces

- \* Dual-store storage area plus a large carport for undercover parking

- \* Off-street parking for multiple vehicles - no more fighting for a spot!

- \* Rear deck and paved patio zone - great for BBQs or morning coffee

- \* Clothesline, garden nooks and a charming backyard that just screams 'potential!'

Location Highlights - Lenah Valley Living at Its Best

- \* Tucked in a quiet, leafy street just moments from Lenah Valley shops, cafes and Hill Street Grocer

- \* 5 minutes to the North Hobart Strip and 10 minutes to the CBD

- \* Easy access to Calvary Hospital, local schools, public transport, and walking trails

What's the Opportunity?

- \* A rare and affordable entry point into tightly-held Lenah Valley

- \* Loads of potential to extend or enhance (STCA) and add value over time

- \* Perfect for first-home buyers, downsizers, or renovators chasing character and location

Onwards and upwards to your next delightful project!

Ant Manton

"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>	5XJYFCS
<b>Property Type</b>	House
<b>House Size</b>	65 m2
<b>Land Area</b>	683 m2
<b>Including</b>	Air Conditioning Toilets (1) Alarm Fire Place Courtyard Balcony Deck Outdoor Entertaining Floorboards Workshop Fully Fenced

**Ant Manton 0408 621 856**

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

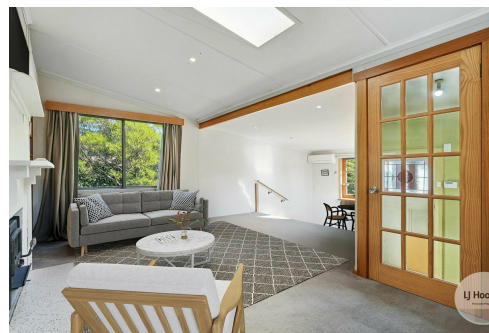
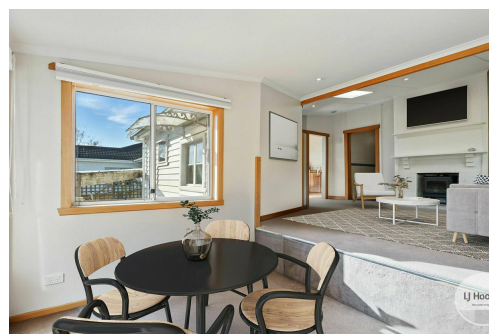
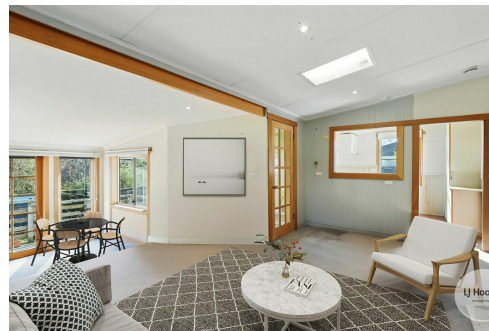
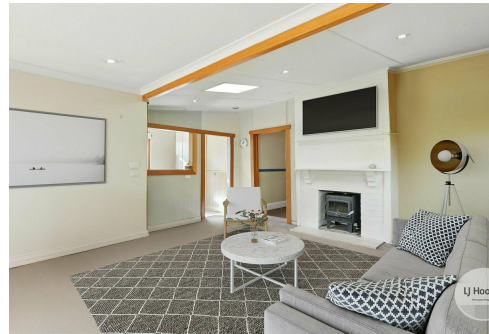
**Anna Holmes (03) 6272 8177**

Admin & Marketing Associate to Ant Manton | [aholmes@ljhookerpinnacle.com](mailto:aholmes@ljhookerpinnacle.com)

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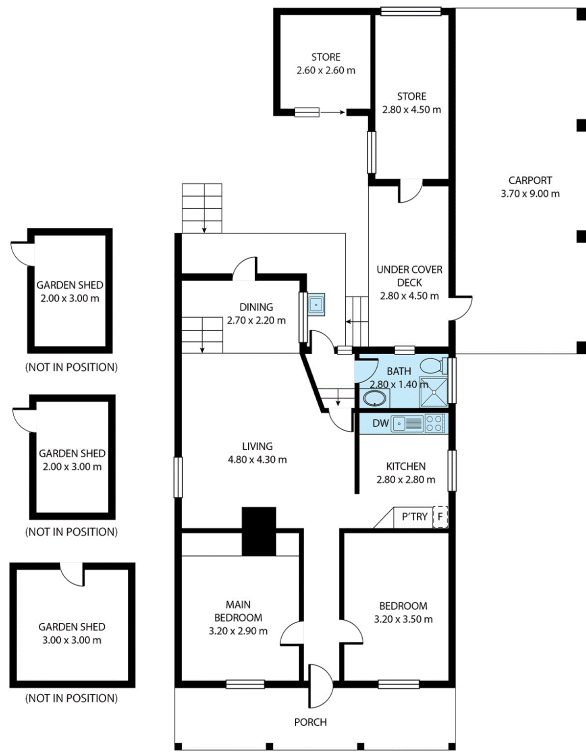
402 Main Road, GLENORCHY TAS 7010

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## 21 Brushy Creek Road, Lenah Valley

House area: 65 sqm

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

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