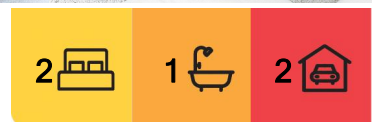


Lenah Valley, 2/45 Alwyn Road

Lenah Valley - First-Home Buyers Rejoice!

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

- * Nestled in the peaceful, whisper-quiet Lenah Valley - perfect for escaping the hustle & bustle while still being only 10 minutes from the CBD!
- * Spacious villa unit with two bedrooms, a rumpus room and two off-street parks.
- * Separate living / dining area with stunning water views - ideal for impressing guests or just daydreaming over dinner.
- * Reverse cycle heat pump and two panel heaters, keeping you cozy even if the Tassie weather can't make up its mind!
- * Both bedrooms feature built-in wardrobes - plenty of space to hoard all those things you



For Sale
Offers Over \$525,000

View
ljhooker.com.au/5X56FCS

Contact
Ant Manton
0408 621 856
antmanton@ljhookerpinnacle.com



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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don't want to part with.

* Main bedroom offers two-way access to the bathroom, because getting to the bathroom should always be a shortcut.

* Versatile rumpus room downstairs - perfect for a third bedroom, retreat, study... or as a place to hide when family visits.

* Low maintenance garden, a paved entertaining area and established veggie patches - time to put that green thumb to use!

* Freshly painted throughout the top level, with new carpet on the staircase, floating floors, light switches and even doorknobs... the groundwork has been laid for you to add your own finishing touches!

* The perfect mix of peace, practicality, and water views, this villa unit is ready to be your happy place.

"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 About this Property

Property ID	5X56FCS
Property Type	Unit
House Size	95 m2
Land Area	367 m2

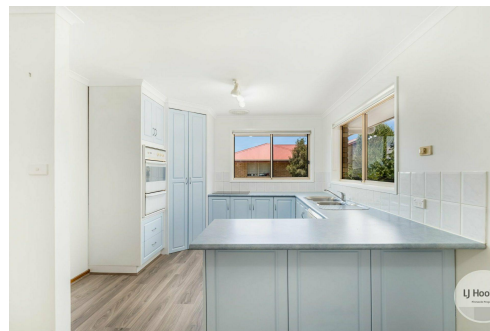
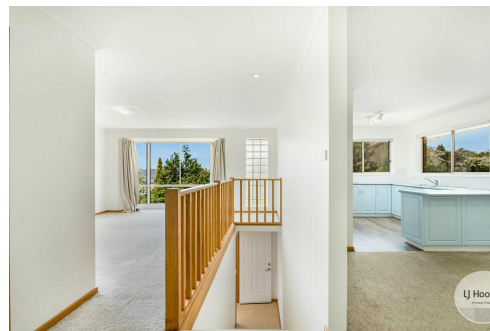
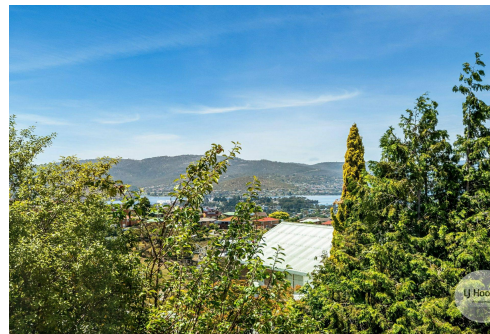
Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

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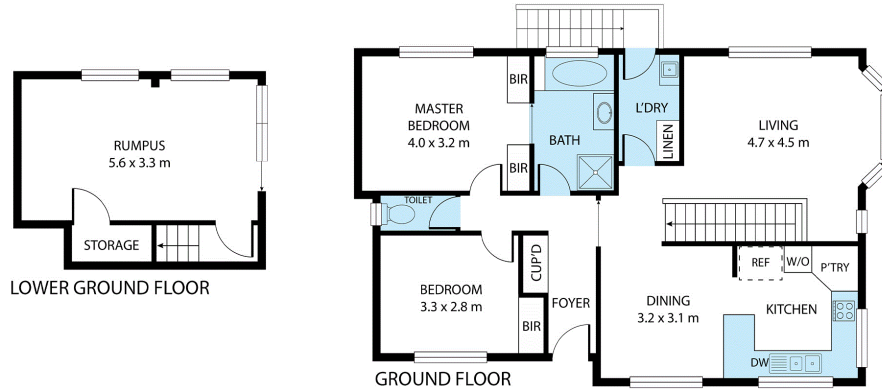
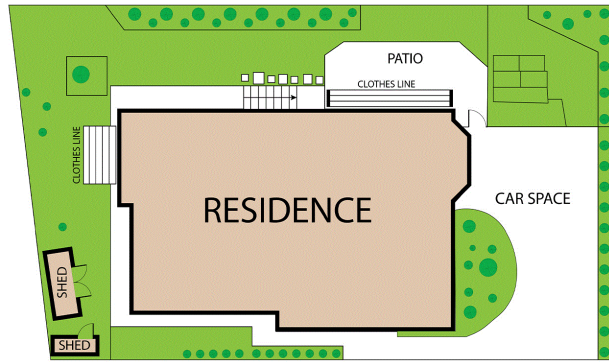
402 Main Road, GLENORCHY TAS 7010

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2/45 Alwyn Road, Lenah Valley

House area: 126 sqm

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

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