

## Lutana, 3 Michael Street

Lutana - Spacious...and Seriously Smart Buying

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

In a tightly held pocket of Lutana, this rock-solid gem is loaded with potential - whether you're an investor, first home buyer or keen renovator, this one demands a closer look.

\* Brilliant central location - easy access to New Town, Moonah, the city, and all the major services

\* Fully fenced 558m2 block - safe for kids and pets, plus great privacy potential

\* Sensational mountain views - enjoy morning coffees or sunset drinks with Mount Wellington on show

\* Oversized formal lounge - reverse-cycle air-conditioning, big windows, and loads of



**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**

Offers over \$575,000

**View**

[ljhooker.com.au/5TJWFCS](http://ljhooker.com.au/5TJWFCS)

**Contact**

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natural light

- \* Neat and functional kitchen - with adjacent dining area ready for a modern makeover
- \* Three good-sized bedrooms - including a spacious Master with built-in robes and its own heat pump
- \* BONUS 4th bedroom or study - perfect for WFH days, guests, or that teenage retreat
- \* Tidy bathroom with separate toilet - plus a separate laundry for extra convenience
- \* The hidden hero? Downstairs!
- Huge under-house garage, PLUS an enormous workshop/storage area
- Room for tools, bikes, kayaks, and all your weekend toys - even potential for a mancave or home gym!
- \* Loads of scope to value-add - live in comfortably now or bring your own flair and maximise the upside

This one's solid, spacious, and set to surprise - and in this price range, you'd be mad not to check it out.

Onwards and upwards to your Lutana beauty!

"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

<b>Property ID</b>	5TJWFCS
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	558 m2
<b>Including</b>	Study Air Conditioning Toilets (1) Balcony Deck Workshop Built-in-Robes Secure Parking Fully Fenced

**Ant Manton 0408 621 856**

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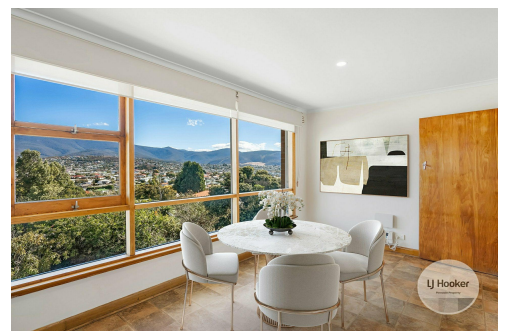
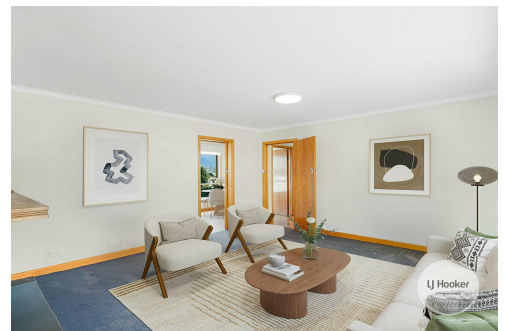
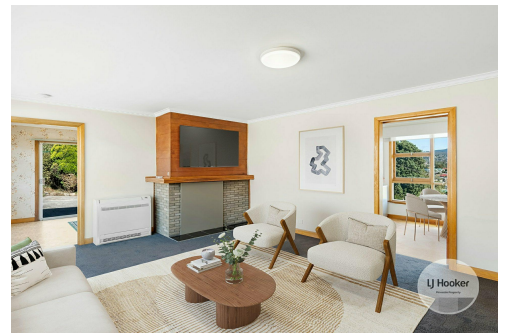
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