



78 Bowen Road, Lutana

## Lutana - Custom-Built Beauty with a Sunny Disposition!

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

This modern stunner at 78 Bowen Road, Lutana is the kind of home you walk into and think "yep, this is the one."

Immaculately presented, cleverly designed, and bathed in northern sun - it's a move-in ready lifestyle upgrade that won't wait around.

### Property Highlights




#### Three Bedrooms + Bonus Study

- All bedrooms come with built-in robes (because no one likes clutter!), plus a dedicated study - ideal for the home office, kids' homework nook, or even that yoga/meditation space you keep saying you'll start.

#### Spacious Open-Plan Living

- A generous lounge and dining zone with reverse-cycle heat pump for year-round comfort. Whether it's Netflix marathons in winter or breezy summer nights, this living area has you covered.

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 \$695,000

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property

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### Modern Kitchen with Garage Access

- Sleek cabinetry, practical bench space, and direct internal access from the garage - no more soggy grocery runs in the rain.

### Master Suite Perks

- The main bedroom isn't just a great size, it also enjoys direct access to the dual-entry bathroom. Morning queues for the loo? Solved.

### Stylish Bathroom Design

- Featuring a shower-over-bath setup, dual access from both the hallway and master bedroom, and modern finishes throughout.

### Indoor-Outdoor Living

- Big sliding doors flow out to a sun-drenched deck with views to Mount Wellington. Perfect for BBQs, sundowners, or pretending you're on a holiday when you're really just at home.

### Garage & Storage

- Single garage with auto roller door + internal access. Extra room for storage, tools, or that gym equipment you bought in lockdown.

### Landscaped & Low-Maintenance Yard

- Freshly landscaped front garden beds and a huge fully fenced backyard that's secure for kids and pets - and still leaves you weekends free for fun, not mowing.

### Location Gold

- Just a 5-minute drive to Hobart's CBD - short enough that the coffee will still be hot when you get back.
- Minutes from Moonah & Glenorchy shopping, schools, and services.
- Easy public transport options, walking tracks, and green spaces nearby.

If you've been waiting for a modern home that offers lifestyle, location, and a laugh or two along the way - this one's it.

Fresh, functional, and fabulous... and like all good things in real estate, it won't hang around!

Onwards and upwards to your new Lutana lifestyle!

"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	9FJ1F
Property Type	House
House Size	106 m2
Land Area	604 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### **Ant Manton 0408 621 856**

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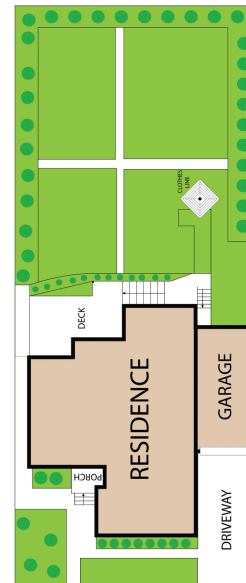
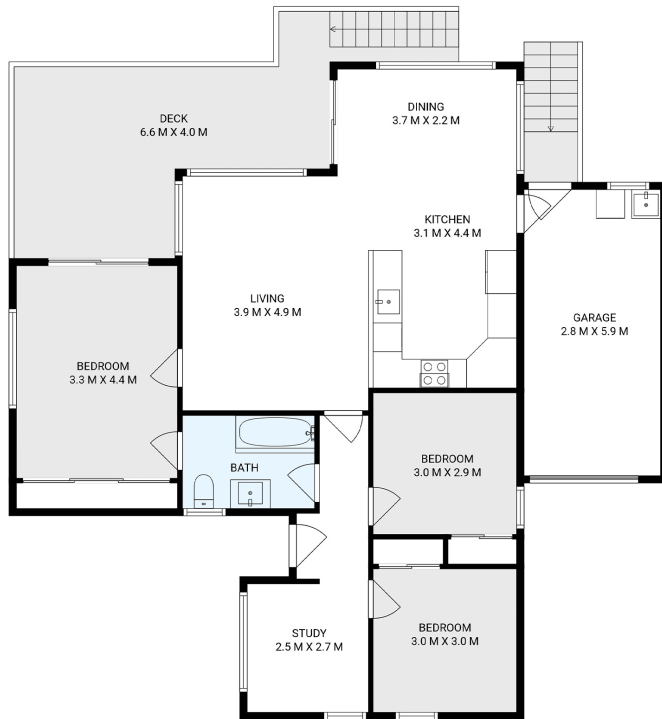
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### **LJ Hooker Pinnacle Property (03) 6272 8177**

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**78 Bowen Road, Lutana**

House area: 106 sqm

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

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