







56 Lyons Avenue, Miandetta

The Lyon's Share of Opportunity Awaits

From the street, 56 Lyons Avenue presents as a welcoming family home in an elevated Miandetta position. Step inside, however, and it quickly becomes clear that this is a property offering far more than first impressions suggest.
Positioned to capture beautiful northern sunshine throughout the day, the home feels bright, warm and inviting from the moment you arrive. Large north facing windows flood the kitchen and dining with natural light, while a wood heater and reverse cycle heating and cooling ensure year round comfort, whatever Tasmania decides to throw your way.
At the heart of the home is a brand new kitchen, thoughtfully designed with functionality in mind. Featuring a premium 900mm oven, an automatic rangehood that intelligently adjusts its extraction speed while you cook, air fry functionality and plenty of preparation space, it has been created for those who genuinely enjoy spending time in the kitchen. There is also provision for a dishwasher, with the current dishwasher available for purchase along with the home should the new owners wish to complete the space.
One of the most thoughtful decisions made during the renovation was leaving the kitchen cabinetry with paintable fronts. Rather than choosing a colour that may not suit everyone, the hard work has

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FOR SALE
Offers Over $580,000

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already been completed, leaving a blank canvas for the next owner to personalise with their own style and the brand new kick boards will be left to complete this once it's been painted.
Solid hardwood flooring flows throughout the upper level, adding warmth and character that only genuine timber can provide. Two of the bedrooms have been updated with brand new open style built in robes, while the designated office creates a practical work from home space without compromising family living.
Perhaps one of the most significant improvements to the home has been the addition of internal stairs, seamlessly connecting the upper and lower levels. This simple but transformative addition completely changes the way the property can be enjoyed, creating a far stronger connection between the home's incredible amount of usable space.
It is downstairs where this property truly begins to separate itself from many others on the market.
With exceptional ceiling height, an abundance of versatile floor space and endless possibilities, this lower level presents an exciting opportunity for growing families, home businesses, hobbyists or anyone simply wanting room to spread out (STCA). Whether you envision additional living areas, a games room, home gym, creative studio or further accommodation, the foundations are already here.
Adding even more appeal is the dedicated under house workshop, complete with built in workbenches that will undoubtedly impress those who love building, restoring or creating.
The spacious laundry provides further practicality, while plumbing remains in place for a toilet that was previously approved on the original council plans before being removed, offering future potential for those looking to further enhance the space (STCA).
Outside, both front and rear balconies allow you to enjoy the home's elevated position from different perspectives. The rear entertaining deck is the standout, offering the perfect place to host family and friends while taking in sweeping city and ocean views as the sun sets across Devonport.
Set on approximately 761m², the property also offers plenty of yard space for children, pets or future landscaping projects.
Located within minutes of Devonport's CBD, local cafe and salon, schools, Mersey Community Hospital, the Spirit of Tasmania terminal and convenient Bass Highway access, this is a home that combines lifestyle, practicality and future potential in equal measure.
Some homes simply tick boxes.
Others invite you to imagine what comes next.
56 Lyons Avenue is one of those homes.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

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MORE DETAILS

Property ID	8W9HVM
Property Type	House
Land Area	761 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Deck
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced











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