



8 Lytham Crescent, Midway Point

## Midway Point - NDIS-Friendly, View-Rich And Ready To Go

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

This one is for the investor who wants quality and accessibility in equal measure, and the buyer who needs a home that simply works.

8 Lytham Crescent is a top-quality, as-new 2025 home, spacious and single-level, with stunning water views in BOTH directions and genuine NDIS-compliant accessibility built in from day one.

Add easy-care, lock-up-and-leave living and you have a property that ticks every box, whether you are buying to invest or to live without limits. You are not buying a compromise.

You are buying quality, with a view.

THE GOOD STUFF:

- Stunning water views in two directions, Barilla Bay on one side and Orielton Lagoon on the other, an outlook most homes in the area can only dream about

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**FOR SALE**  
\$800,000 - \$825,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- A top-quality, as-new 2025 build, beautifully finished and built to last, with absolutely nothing left to do
- Spacious, light-filled single-level living, with open-plan kitchen, dining and living flowing out to the views
- Genuinely easy-care, with low-maintenance grounds and a true lock-up-and-leave lifestyle, ideal for investors and busy owners alike
- Three generous bedrooms, each with its own Fujitsu reverse-cycle air conditioner for year-round comfort
- Three bathrooms, two of them purpose-built for accessibility and independent living
- Wide hallways and doorways throughout for seamless wheelchair access, NDIS-friendly from the ground up
- Single lock-up garage with secure, step-free internal entry, plus an internal intercom system throughout
- Undercover outdoor entertaining, the perfect spot to enjoy those views in any season
- A smart investment in the disability housing sector, accessible, quality stock that is genuinely in demand
- Quiet, sought-after Midway Point pocket, close to shops, parks and essential services, with Hobart and the airport both within easy reach

#### THE BORING-BUT-IMPORTANT BITS:

- Bedrooms: 3 (primary approx. 4.12m x 4.14m, plus two double bedrooms, robes throughout)
- Bathrooms: 3 in total, with two purpose-built for accessibility
- Internal living: approximately 136sqm (139sqm per floor plan), all on a single level
- Land size: 450sqm, easy-care grounds
- Year built: 2025, top quality and as-new throughout
- Heating and cooling: Fujitsu reverse-cycle air conditioning to every bedroom
- Accessibility: wide hallways and doorways throughout for full wheelchair access
- Garage: single lock-up with secure internal entry into the home
- Extras: internal intercom system, undercover outdoor entertaining,

low-maintenance grounds

- Outlook: dual water aspect over Barilla Bay and Orielton Lagoon
- Council: Sorell. Lot, plan and title details available on request

Top quality, stunning views, spacious single-level living, easy care and genuine accessibility, all in one as-new package.

Homes this complete do not come along often.

This is a rare chance to secure lifestyle, accessibility and genuine investment potential in one tidy, low-maintenance home.

Call me before someone else enjoys the view first.

Contact: Ant Manton - 0408 621 856 - [antmanton@ljhpinnacle.com.au](mailto:antmanton@ljhpinnacle.com.au)

Onwards and upwards to quality living without limits!

I Work Harder - It's THAT Simple!

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | U1J1F                |
| Property Type | House                |
| House Size    | 139 m2               |
| Land Area     | 450 m2               |
| Including     | Air Conditioning     |
|               | Toilets (3)          |
|               | Alarm                |
|               | Courtyard            |
|               | Balcony              |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

**Ant Manton 0408 621 856**

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**Zac Flanagan 0466 685 937**

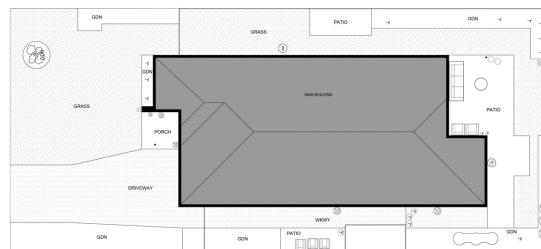
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## 8 Lytham Crescent, Midway Point

House area: 139 sqm

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

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