



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

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 \$895,000

VIEW

Sat 4th Jul @ 1:15PM - 1:45PM

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

 **LJ Hooker**

- 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

Onwards and upwards to quality living without limits!

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	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

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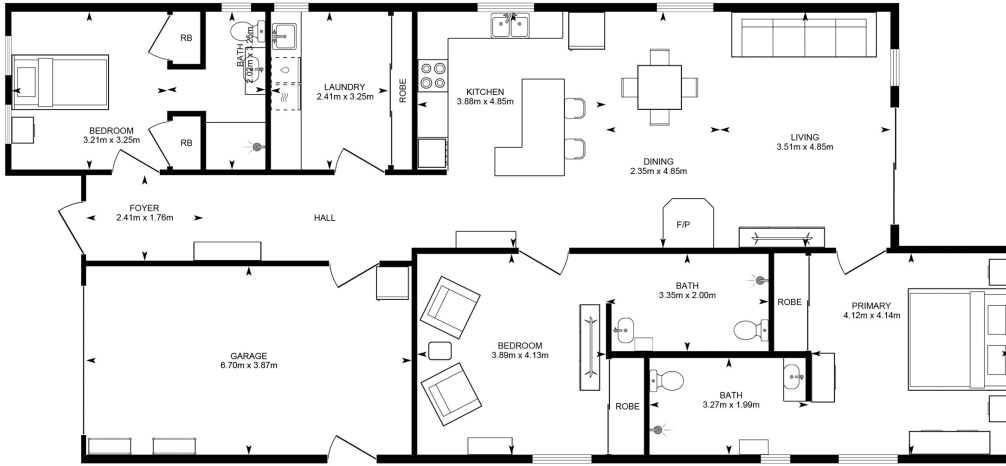
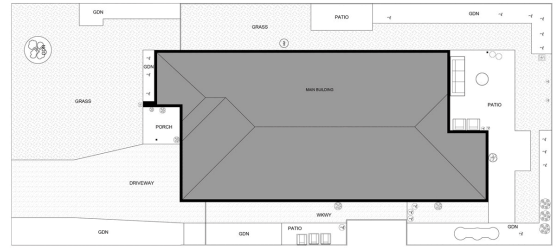
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

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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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