



7 Lyndhurst Avenue, North Hobart




## Charming Solid Brick Home &dash; Packed with Potential in a Prime Location

Rich in character and brimming with opportunity, this appealing 1948 solid brick residence is perfectly positioned on a generous 680sqm allotment in a highly sought-after location. Offering timeless street appeal and a flexible layout, this classic home provides the ideal canvas for renovation and value-adding.

Inside, the home features three well-proportioned bedrooms, two with built-in robes, along with a light-filled lounge and dining area that flows seamlessly to a covered patio&mdash;perfect for relaxing or entertaining family and friends. The second bedroom could be used for a home office, creative studio, or peaceful retreat. Refurbished family bathroom, large kitchen and separate laundry.

Original features throughout provide a solid foundation for transformation, offering ample scope to personalise and enhance over time.

Step outside to a private, sun-soaked backyard complete with established fruit trees, lawns, veggie patch and hot house, creating a

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### FOR SALE

Offers Over \$990,000

### VIEW

Sat 30th May @ 11:00AM - 11:30AM

### AGENTS

Gary Cooley  
0412 522 964  
gcooley@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

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

 **LJ Hooker**

tranquil sanctuary just moments from everyday conveniences.

Car enthusiasts and hobbyists will appreciate the huge double garage with secure off-street parking, plus an adjoining workshop with potential for conversion into a studio or additional living space (STCA).

Located just a short stroll from the vibrant North Hobart restaurant strip, you'll enjoy easy access to cafés, restaurants, theatres, boutiques, public transport, and the CBD just minutes away.

While the home would benefit from refurbishment, it represents an exceptional opportunity for families, renovators, or investors to create something truly special in a tightly held location, where opportunities like this are increasingly rare.

Whether you're dreaming of restoring a classic 1940s home or looking to create equity through renovation, this property offers the perfect chance to secure a quality home and make it your own.

Inspect today and discover the potential.  
Contact Gary Cooley &ndash; 0412 522 964

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	PCJ1F
Property Type	House
House Size	121 m2
Land Area	682 m2
Including	Workshop Fully Fenced

**Gary Cooley 0412 522 964**  
Real Estate Agent | [gcooley@ljhpinnacle.com.au](mailto:gcooley@ljhpinnacle.com.au)

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This floor plan is for marketing purposes only and is to be used as a guide.



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