

## Warrane, 112 Bounty Street

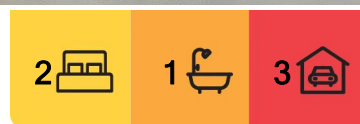
Ideal for 1st home buyers or downsizers!

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

Ready to say goodbye to landlords or simplify your lifestyle? This solid, low-maintenance two-bedroom home offers easy living in a super-convenient location. Whether you're buying your first property or looking to downsize without compromise, this one ticks all the boxes.

Property Highlights:

- \* Two generous bedrooms - plenty of room for restful nights, a study nook, or guests.
- \* Light-filled living area - a welcoming space to relax, entertain, or enjoy a quiet afternoon.
- \* Functional kitchen - neat, practical, and ready for your favourite recipes.



**For Sale**  
Offers over \$540,000

**View**  
By Appointment

**Contact**  
**Ant Manton**  
0408 621 856  
antmanton@ljhookerpinnacle.com  
**Zac Flanagan**  
0466 685 937  
zflanagan@ljhookerpinnacle.com



**Disclaimer:** 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.

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

- \* Clean, tidy bathroom - no renovations needed, just move in and enjoy.
- \* Single garage + off-street parking - peace of mind and convenience.
- \* Easy-care outdoor space - perfect for a small garden, pets, or sunny morning coffees.

#### Why You'll Love Warrane:

- \* Just 10 minutes to Hobart CBD - quick access to shops, services, and the waterfront.
- \* Close to Eastlands & local amenities - everything you need right at your doorstep.
- \* Public transport, parks, and schools nearby - simple, connected living for any stage of life.
- \* Friendly, established neighbourhood - a great place to feel at home.

#### The Opportunity:

Affordable, comfortable, and bursting with potential, this home is the smart choice for:

- \* First Home Buyers - step onto the property ladder with confidence.
- \* Downsizers & Retirees - enjoy an easy-care lifestyle without compromise.

Don't miss your chance-homes like this are in high demand!

Ready to inspect?

Contact us today to arrange your viewing and make this lovely home yours.

Onwards and upwards to your Warrane beauty!

"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.



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

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	5XDRFCS
<b>Property Type</b>	House
<b>House Size</b>	108 m2
<b>Land Area</b>	462 m2
<b>Including</b>	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Ant Manton 0408 621 856

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

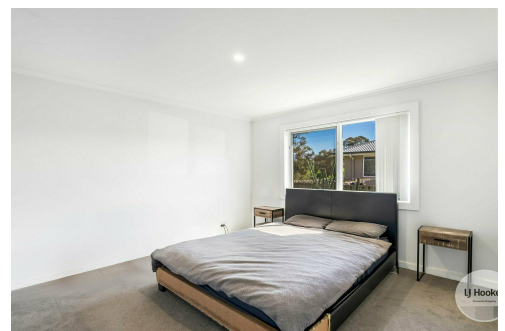
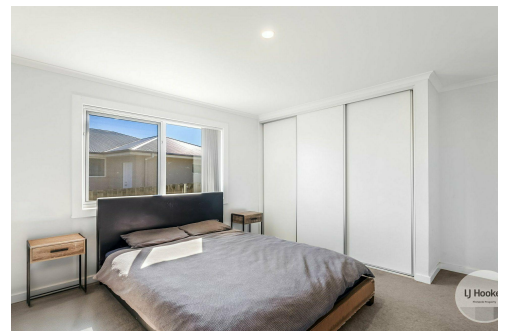
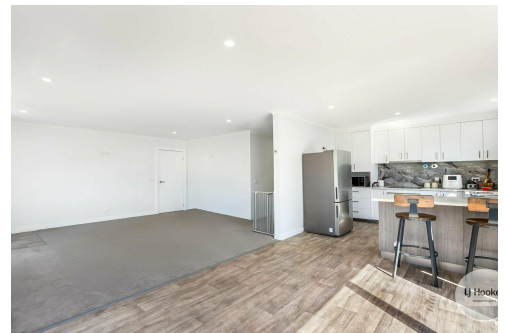
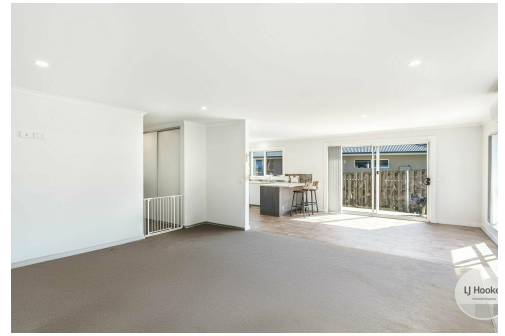
### Zac Flanagan 0466 685 937

Operations Manager to Ant Manton | [zflanagan@ljhookerpinnacle.com](mailto:zflanagan@ljhookerpinnacle.com)

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

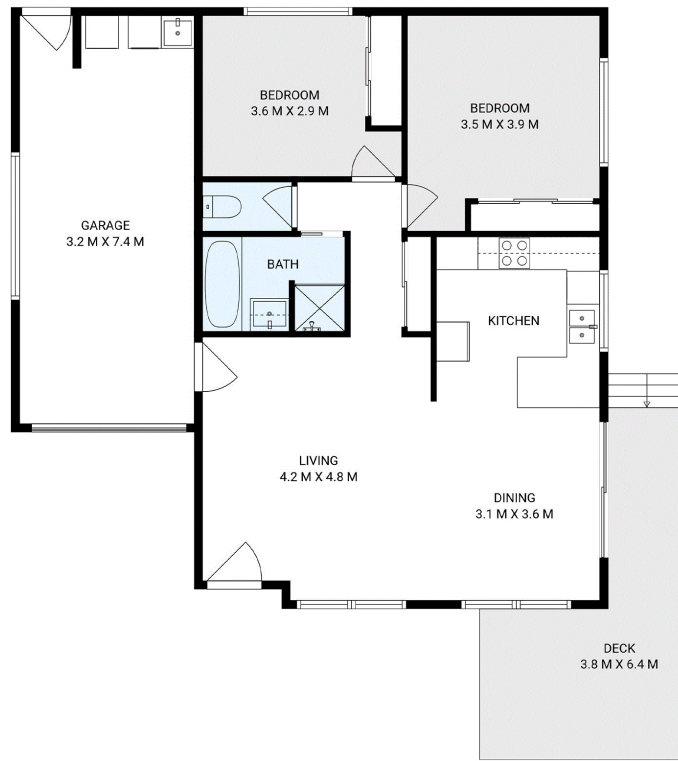
122 Murray Street, HOBART TAS 7000

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhookerpinnacle.com](mailto:hello@ljhookerpinnacle.com)



**Disclaimer:** 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.

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



## 112 Bounty Street, Warrane

House area: 82 sqm

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

Real Estate Marketing by [nextcreative.com.au](http://nextcreative.com.au)



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

**Disclaimer:** 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.