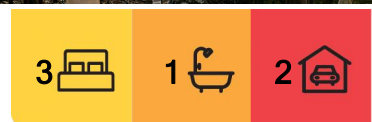


## West Hobart, 31 Liverpool Crescent

West Hobart - A Touch of Paradise

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

- \* Set on an easy care bush block of some 704m2 in West Hobart, this charming home oozes with character and offers a unique mix of central convenience and that feeling of being "away from it all"...
- \* Built in 1994 and superbly presented throughout, the home is a real surprise packet in SO many ways.
- \* The central living space is spacious with loads of natural light, polished timber flooring and direct access to one of two generous entertaining decks - the ideal spot for a morning coffee or perhaps an evening beverage of the slightly stronger variety.
- \* Both the kitchen and bathroom are delightfully updated, and offer all the modern conveniences you could need.
- \* Two bedrooms on the lower level are both generous in size and offer their own access to Deck Number 2 - another wonderful spot, this time to take in the early morning birdsong as



**For Sale**  
Offers Over \$750,000

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[ljhooker.com.au/5W7UFCS](http://ljhooker.com.au/5W7UFCS)

**Contact**  
**Ant Manton**  
0408 621 856  
[antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)  
**Zac Flanagan**  
0466 685 937  
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you awoken from your slumber!

\* The third bedroom is on the mezzanine level off the living area, along with a very convenient study...what a place to "work from home" (if you know what I mean!)

\* Add to this a spacious workshop and an outdoor loo with the most amazing views you're likely to see, and the package is nearly complete...

\* All it needs is YOU - so what are you waiting for? Call to arrange your private inspection TODAY!

Onwards and upwards to your very own West Hobart touch of paradise!

"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 About this Property

Property ID	5W7UFCS
Property Type	House
House Size	93 m <sup>2</sup>
Land Area	704 m <sup>2</sup>
Including	Study Air Conditioning Toilets (2) Balcony Deck Floorboards Workshop Built-in-Robes

**Ant Manton 0408 621 856**

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

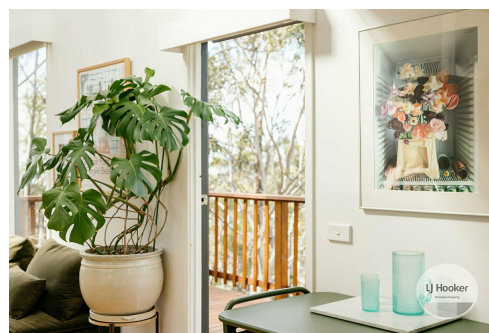
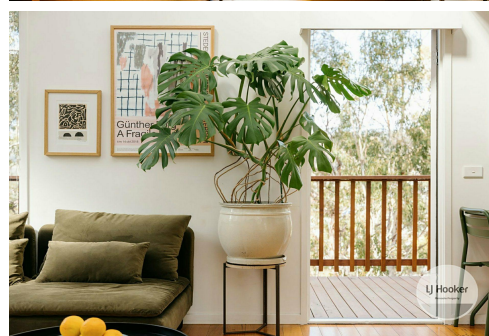
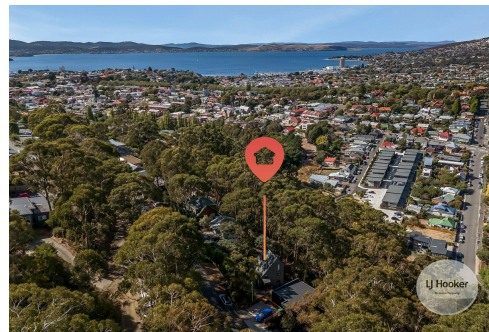
**Zac Flanagan 0466 685 937**

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

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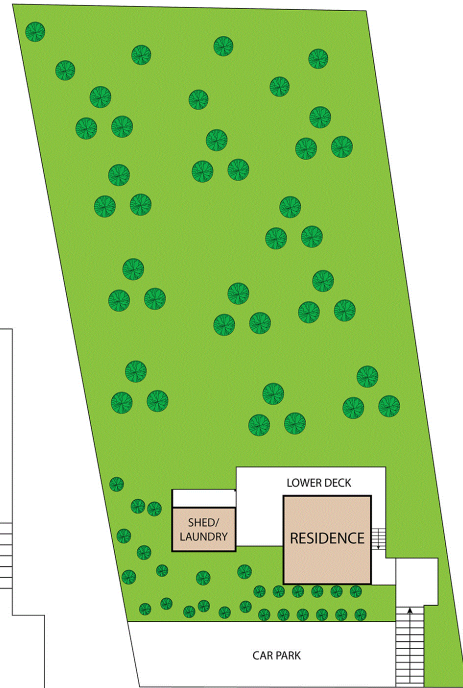
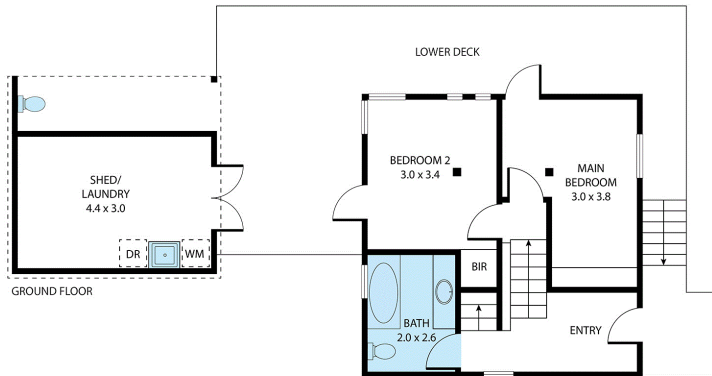
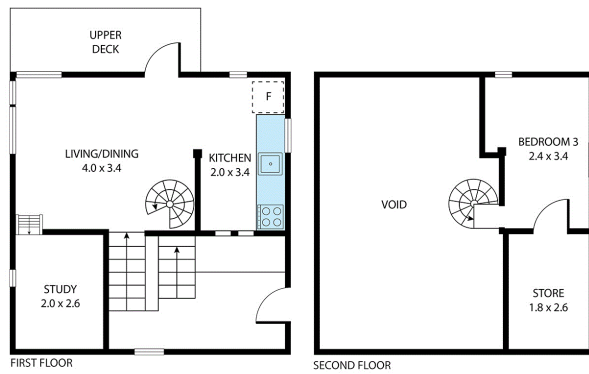
402 Main Road, GLENORCHY TAS 7010

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## 31 Liverpool Crescent, West Hobart

Total approx. floor area: 93m<sup>2</sup>

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

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