



West Hobart, 7 Barton Avenue

West Hobart - A Well Kept Secret...

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

- * Tucked away in one of West Hobart's most private streets, this is really a surprise packet - with options galore!
- * Currently set up as 2 separate rental properties, the choice is yours - either continue to reap those rental rewards, live upstairs and rent downstairs, or convert the whole building back to a spacious residence...such flexibility is a rare thing indeed!
- * But for now, let me describe how the CURRENT set-up works...

- * UPSTAIRS...
- * Separate formal living space
- * 3 bedrooms plus sunroom
- * Eat-in kitchen
- * Lovely front balcony with superb water and city views



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.

SOLD

LJ Hooker
Pinnacle Property

4

2

1

For Sale
Offers Over \$895,000

View
ljhooker.com.au/5W19FCS

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* DOWNSTAIRS...

- * Spacious living and dining area
- * Neat kitchen and bathroom
- * Good sized bedroom
- * Polished timber boards throughout

* OUTSIDE...

- * Easy-care grounds
- * Loads of external storage
- * Off street parking at the rear of the property

* This really is a great opportunity for the savvy Investor or hard-working home buyer - so why not book an Inspection TODAY?

Onwards and upwards to your West Hobart 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.

More About this Property

Property ID	5W19FCS
Property Type	House
House Size	187 m ²
Land Area	350 m ²
Including	Toilets (2) Courtyard Balcony Deck Outdoor Entertaining Floorboards Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

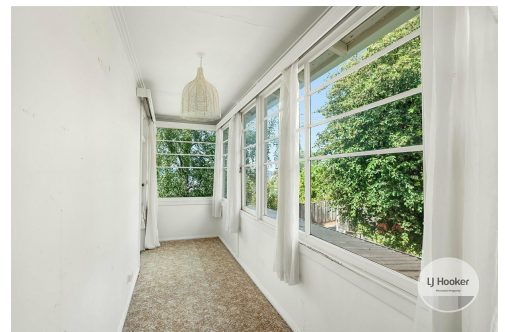
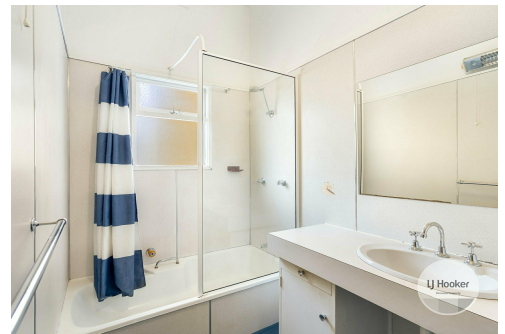
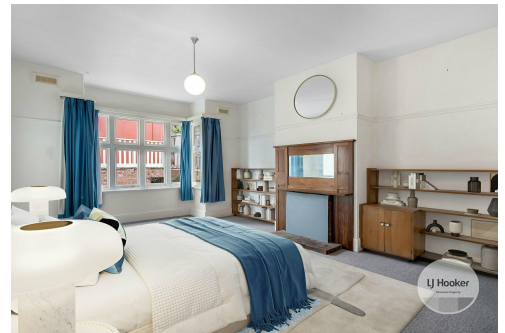
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Total approx. floor area: 187m²

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

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