



2/13A Lansdowne Crescent, West Hobart




West Hobart - Leave The Car, Live The Life

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

Why This One Wins...

- Around 2 km to the CBD - more latte time, less traffic time
- Hill Street Grocer about 400 m away, plus cafes, chemist and transport close
- Stroll to North Hobart's State Cinema and dining strip
- Quiet internal block with a green outlook and a level, low-maintenance garden
- Built in the 1980's by respected builder Brkic - solid, sensible and made to last

The Home...

3  1  3 

FOR SALE

Offers Over \$775,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

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**

- Single level, well presented and easy to live in
- Modernised kitchen and bathroom - separate toilet for peak-hour sanity
- Big living room about 5.0 x 4.0 m with dining adjacent
- Three bedrooms - two with built-in robes, the third makes a great study or hobby room
- Dedicated laundry opening to the patio and clothesline
- Reverse-cycle heat pump for year-round comfort
- Lock-up garage about 3.0 x 6.0 m with space for a workbench
- House area around 110 sqm

Solar & Running Cost Smarts...

- Solar panels installed
- Owner advises power bills drop to roughly \$25 per month in sunny months with solar, and can be up to roughly \$200 in winter depending on usage

Chattels Included...

- Everything stays as inspected - washing machine, heat pump, new fridge, electric cooktop, oven and microwave

Parking and Storage...

- Three car spaces total - 1 in the garage, 1 on the driveway in front of the garage, plus 1 in the general parking area opposite the home
- Workshop nook in the garage and a handy shed for the extras

Numbers and Outgoings...

- Council rates approx \$600 per quarter - about \$2,400 per year
- Water rates usually around \$200-\$300 per quarter
- No body corporate or strata - no fees

Lifestyle Snapshot...

- Independent living without the chores - level, small garden keeps weekends free
- Friendly community of only four villas - neighbours you'll know by name
- Easy access to shops, transport and medical facilities - the practical stuff sorted

Classic West Hobart villa play - strong build, updated where it counts and now solar-boosted. Less driving, more living. Your car might start

to miss you.

Onwards and upwards to your convenient West Hobart cracker!

"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	F5J1F
Property Type	Villa
House Size	110 m2
Land Area	278 m2
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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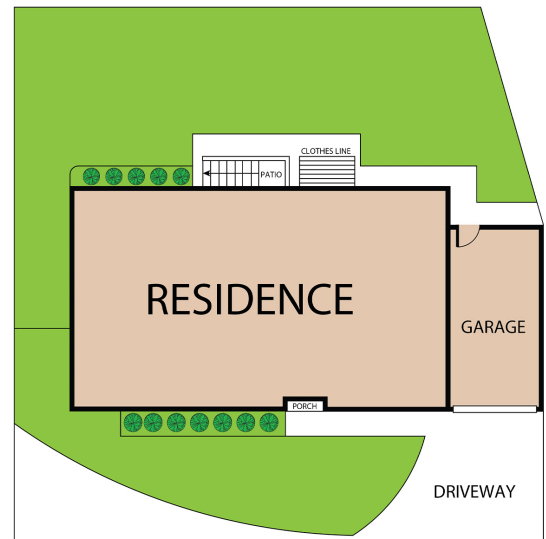
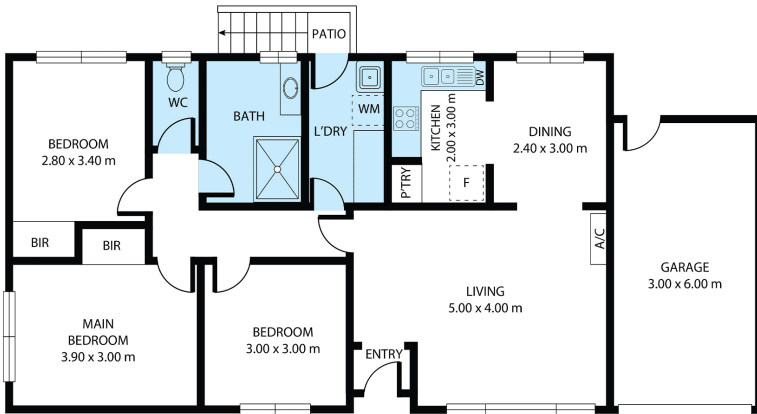
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House area: 110 sqm

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