

137A Old Bass Highway, Wynyard

## UNDER CONTRACT

Simply Move In &ndash; Walk-In Walk-Out Perfection

Fully furnished and low-maintenance, this property is the ultimate walk-in walk-out opportunity.




Perfect for first home buyers, interstate movers traveling lightly, investors for short or long periods, or Airbnb (STCA), it's ready to enjoy or generate income from day one. With almost everything included, just turn the key and start living the lifestyle or reaping the rewards.

The prestige location is perfect for those who value both relaxation and recreation. This delightful property offers a lifestyle of comfort and convenience no matter how long the stay. Imagine starting your day with a peaceful walk along the nearby foreshore, followed by coffee at a popular local cafe, all just minutes from the front door. Located only a short drive to local golf clubs the Burnie/Wynyard Airport, and central shopping district, its a perfect balance of convenience and leisure.

Inside, the home features:

- Light-filled open plan living, dining, and kitchen area
- Practical kitchen already equipped with oven, fridge, microwave and a coffee maker
- Sunny lounge room with both wood heating and reverse cycle air

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.

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

Theresa Button  
0419 395 274  
tbutton.wynyard@ljhooker.com.au

### AGENCY

LJ Hooker Wynyard  
(03) 6442 3477

 **LJ Hooker**

- conditioning
- Main bedroom complete with built-in robes (Furniture not included)
- Spacious second bedroom (Furniture not included)
- Bathroom is currently undergoing a quality renovation with local trades people, completion expected before end of September 2025
- Bathroom will include new vanity, walk in shower and new toilet (Neutral color tiles and new chrome tapware)

Step outside to enjoy:

- A private decked alfresco area, perfect for summer BBQs
- Sheltered patio with easy access to the backyard
- Double garage with generous workshop space
- Garden shed with lawn mower and yard maintenance equipment
- Secure, private internal-access flat block with ample parking

Whether you're looking for a comfortable home base, a weekend retreat or a smart investment, this property delivers the perfect mix of lifestyle, potential and location.

For more information or to book your private inspection contact Theresa today

Building Size: 95sqm (approx.)

Land Size: 1034m (approx.)

Built: 1971 (approx)

Council Rates: \$1890 P/A (approx.)

- \*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## MORE DETAILS

Property ID	K14FD3
Property Type	House
House Size	95 m2
Land Area	1034 m2
Including	Air Conditioning Toilets (1) Courtyard Workshop Secure Parking

**Theresa Button 0419 395 274**

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**LJ Hooker Wynyard (03) 6442 3477**

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**TOTAL: 86 m<sup>2</sup>**  
 FLOOR 1: 86 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 48 m<sup>2</sup>, STORAGE: 12 m<sup>2</sup>, PORCH: 33 m<sup>2</sup>,  
 FIREPLACE: 1 m<sup>2</sup>  
 WALLS: 13 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **86 m<sup>2</sup>**  
 Land size: **1,034 m<sup>2</sup>**

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