



240 Derwent Avenue LINDISFARNE, TAS



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## DECEPTIVELY SPACIOUS FAMILY HOME

This C1900 sandstone and weatherboard located home in the Lindisfarne Village precinct is a must see. Incredibly deceptive in size from the street, its flexible floor plan and the living space in this home can not be appreciated until you step inside the front door.

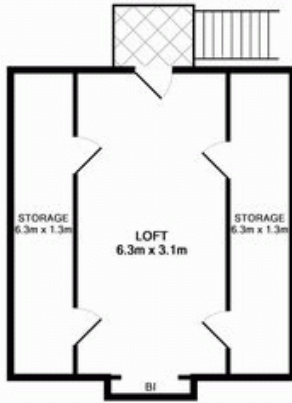
Offering a charming and complementary mix of the old and new, this home has original features such as polished floorboards in the entry hall, pressed tin ceiling in the front bedroom and Baltic pine skirting boards.

Out the back, is a low-maintenance, landscaped garden and undercover entertainment area. The veranda at the rear of the home, wraps around the side of the house. The rear yard is

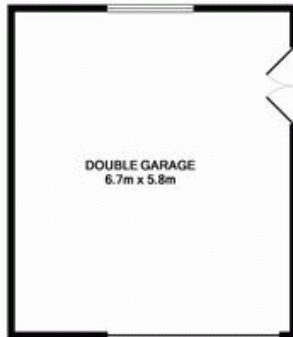
**Mel Shutt**

Property Consultant

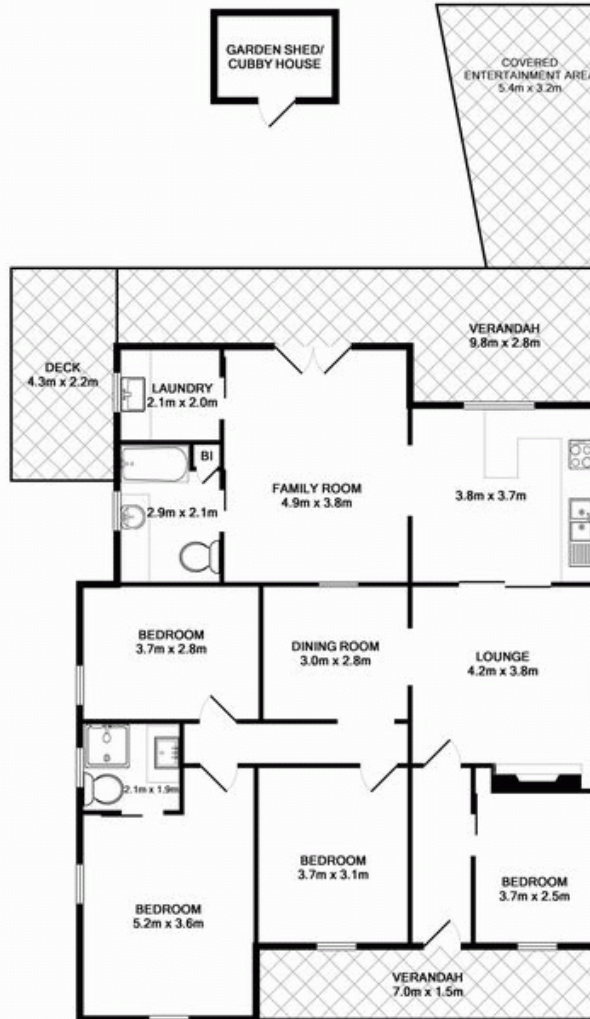
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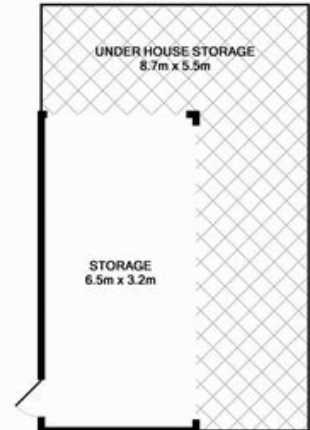
APPROX. FLOOR AREA 36.9 SQ.M. (397 SQ.FT.)



APPROX. FLOOR AREA 38.5 SQ.M. (414 SQ.FT.)



APPROX. FLOOR AREA 130.9 SQ.M. (1409 SQ.FT.)



UNDER HOUSE APPROX. FLOOR AREA 20.4 SQ.M. (220 SQ.FT.)

TOTAL APPROX. FLOOR AREA 226.7 SQ.M. (2440 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.