



11 Pottery Road LENA VALLEY, TAS

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## Comfort and character amongst the trees

Embrace the peaceful and tranquil ambience that comes from having nature as your neighbour! Ideally located in sought after Lenah Valley, this property offers all the conveniences of its proximity to the city, but with the beauty of Tasmania's unique bushland right outside your door.

Built circa 1942, this charming home has the feel of old with the functionality of new - thoughtful and contemporary updates that respect the building's history and style, but still bring all the modern comforts for you to enjoy.

The kitchen has plenty of bench space and storage, plus a lovely outlook over the back yard and to the trees beyond. French doors open on to the wide timber deck and undercover BBQ area, creating an extended living space and fantastic indoor-outdoor flow - perfect for e

**Council Rates:** \$2,300.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

## Mel Shutt

Director and Property  
Consultant

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All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open<sup>2</sup>view.com for Ripple.

Approx. floor area : 130 sqm

