



1/8 Gloucester Crescent LUTANA, TAS 
 3  1  2

### Convenience, character and possibilities

Conveniently positioned close to all services and in an optimal location on a quiet cul de sac, this low maintenance three bedroom home is brimming with character - an opportunity too good to miss!

**Council Rates:** \$1,300.00/year (approx)

A spacious living room with beautiful feature windows that overlook front yard create a light and welcoming space for the whole family; and a compact and functional kitchen with separate dining room completes the home's communal spaces. You will also find three pleasant bedrooms, 2 with built-in wardrobes.

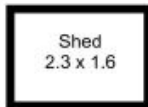
Outside, the fully fenced rear yard catches all day sunlight and sought after views of Mt Wellington. A pergola provides an ideal frame for training climbing plants to create a tranquil and leafy arbour, or you might consider converting it to a covered area - perfect fo

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Shed  
0.7 x 1.5



Shed  
2.3 x 1.6



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com for Ripple.

Approx. floor area : 110 sqm  
Approx. outbuilding area : 5 sqm

