



## 34 Lampton Avenue Derwent Park TAS

3 1 1

Located in the bustling location of Derwent Park, a welcoming house proudly stands on a generous 688sqm estate, offering an enticing opportunity for first-home buyers and investors alike to unlock its potential and create their own story within this inviting home.

Illuminated by abundant natural light, this 102 sqm home features a cosy heat pump for year-round comfort. The seamless transition from the living room to the kitchen creates a free-flowing layout that is perfect for entertaining and family gatherings. Located close to essential services, this energy-efficient residence offers its residents a comfortable and inviting living experience.

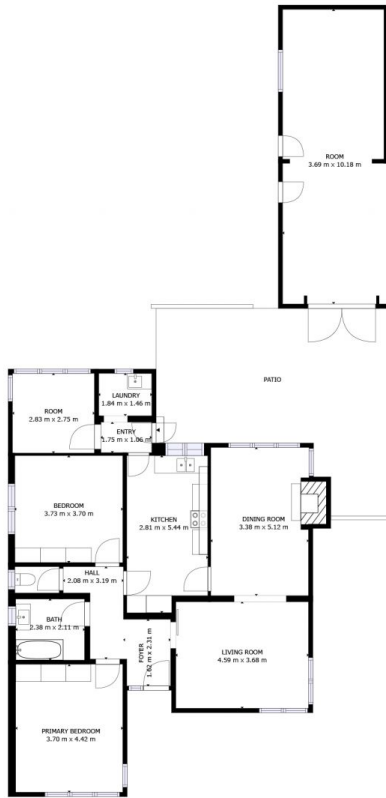
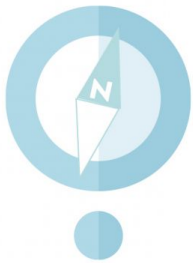
This home boasts three bedrooms, a well-appointed

[For full version visit the website](https://www.4one4.com.au/property/34-lampton-avenue-derwent-park-tas/7853093)

**Type** : House  
**Price** : \$ 490,000  
**Building Size** : 102 sqm  
**Land Size** : 688 sqm  
**View** : <https://www.4one4.com.au/property/34-lampton-avenue-derwent-park-tas/7853093>



**Patrick Berry**  
0262 737 444



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 150 m<sup>2</sup>, EXCLUDED AREAS:  
PATIO: 43 m<sup>2</sup>  
TOTAL: 150 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**4ONE4.**  
PROPERTY CO.