



## 22 Brushy Creek Road Lenah Valley TAS

3 1 1

Brushy Creek Road is an incredible area of Lenah Valley as it allows you feel like you're out of the hustle and bustle while only being a 10-minute drive to either Hobart or Glenorchy.

Number 22 is a charming home built in 1956 and carries with it all warmth and character of the era. With 3 bedrooms, separate living area and galley kitchen, it is perfect to live in today and invites you to add your personal touches and create value over time.

Incredibly, the home sits on over 800sqm of land with established gardens, outdoor sitting areas and can see right up to the mountain.

22 Brushy Creek Road is the perfect home that provides a peaceful & convenient lifestyle with the potential to create

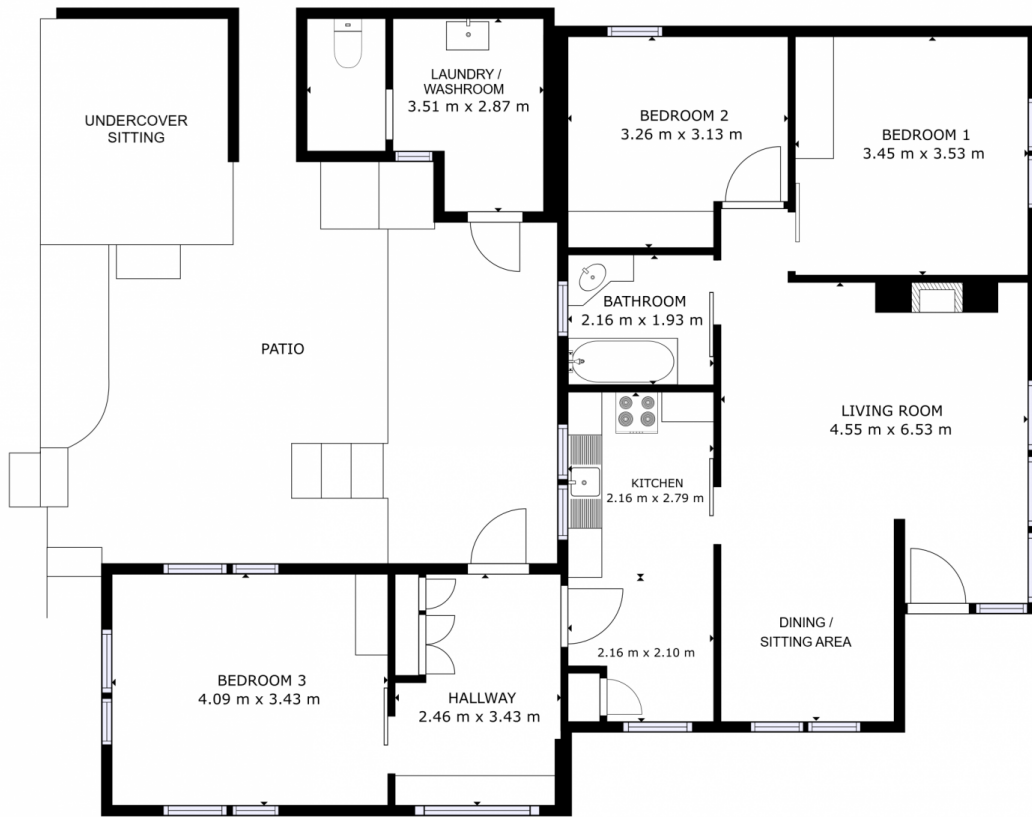
**Price** : Offers Over \$595,000  
**Building Size** : 110 sqm  
**Land Size** : 837 sqm  
**View** : <https://www.4one4.com.au/property/22-brushy-creek-road-lenah-valley-tas/7965179>



**John McGregor**  
0419 892 104



**Chris McGregor**  
0407 421 177



4ONE4. PROPERTY CO.

GROSS INTERNAL AREA  
 FLOOR 1: 97.86 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 50.55 m<sup>2</sup>  
 TOTAL: 97.86 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

