



### 13 Akuna Street Montagu Bay TAS

3  1  2 

This property was built in a time where modest practical living was the norm, community and family were the essence of life. In these times sizable back yards for winter and summer outdoor living were more important than three bathrooms. This property personifies that era.

My current owner has lived in and enjoyed this property since the early 1960's and greatly appreciated all that this home has given. The three-bedroom, 1 bathroom floor plan is designed for practical easy living with unrestricted northern sunshine radiating through the homely kitchen and expansive back yard. The kitchen views are panoramic, hosting a large expanse of Derwent Estuary, Tasman Bridge, Mount Wellington and multiple suburbs.

The location is arguably the most easily accessed Eastern Shore suburb from the Western shore, with only one traffic

**Price** : \$ 584,000  
**Building Size** : 95 sqm  
**Land Size** : 669 sqm  
**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/montagu-bay/residential/house/7523044>



**John Lennard**  
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13 Akuna Street, Montagu Bay  
 Total approx. floor area: 82m<sup>2</sup>

Areas and dimensions are approximate and therefore  
 this floor plan should only be used for illustrative purposes.  
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