

# 2 Connewarre Crescent, Berriedale, Tas 7011

## House For Sale

Thursday, 29 February 2024



2 Connewarre Crescent, Berriedale, Tas 7011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 923 m2**

**Type: House**



Debbie Burgess  
0361692555

## Offers Over \$645,000

A unique property, that offers so much more than a comfortable first home, or the perfect retirement home that is on the flat with plenty of parking for boats, caravans or a motor home. The large 923m<sup>2</sup> easy to build on, flat block with its multiple access points offers massive potential for future development. Live in the original home or use it as a rental while you build (STCA) a modern executive three-bedroom unit at the rear of the block, the second story will have delightful panoramic water views out across Connewarre Bay. Large easy to build on blocks in prime positions are becoming increasingly expensive and rare to find particularly if they offer water views. In its current configuration Two Connewarre Crescent offers plenty of outdoor space to live-in or to secure your recreational vehicles, plus you have the added knowledge that with further development (STCA) the property comes with a secure built-in wealth generator. A two-minute stroll will take you to the sunny grassed expanse of the Connewarre Bay foreshore, from here you can amble along in either direction on the treed tranquil Windermere water side track or you can take the ten minute walk into all the shops and medical facilities of the Claremont Shopping Village. At the end of the crescent there is a doctors surgery and a bus service that will do the same trip in minutes or a bit longer if you go to the Northgate Shopping Centre or the CBD. For additional information on the property or to arrange a personal inspection please call Debbie Burgess on 0417 112 860.