

**29-31 Alexander Street, Sandy Bay, Tas 7005**



**House For Sale**

Friday, 1 December 2023

29-31 Alexander Street, Sandy Bay, Tas 7005

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1546 m2**

**Type: House**



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**\$1,650,000+**

29-31 Alexander Street presents a unique opportunity as a spacious family home that also holds substantial potential for development. This 1938 brick and weatherboard house, set on a generous 1,546m<sup>2</sup> allotment, is imbued with historical charm and architectural character. The home, featuring nearly 300m<sup>2</sup> of floor area, maintains many of its original features. The property's versatile layout makes it an ideal residence for a large family in need of ample space. While the property's size and layout make it a comfortable and expansive family home, it also offers a strategic investment. The property sits on two titles within an inner residential zone, preliminary plans for future development are available on request. One of the highlights of this property is its extensive yard space, which includes a private tennis court – a scarce opportunity to acquire almost half an acre within prestigious Sandy Bay. The location is exceptionally convenient, within walking distance to Sandy Bay shops, services, UTAS, and the Hill Street Grocer and a short drive to Hobart CBD, ensuring easy access to everyday amenities. This property is an ideal choice for those seeking a spacious family residence in a sought-after location, or those looking to capitalize on an exceptional investment and development opportunity. Contact Cam Rogers on 0475 002 814 for more information, or to arrange your inspection.