

**3 Buscombe Street, Bellerive, Tas 7018**



**Sold House**

Wednesday, 23 August 2023

3 Buscombe Street, Bellerive, Tas 7018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1359 m2**

**Type: House**

**\$1,140,000**

Take a look at this! An elevated, gently sloping block, simply amazing views and space! Not something that comes up for sale in this area very often, if ever? There's so much on offer with this property. It's the perfect blank canvas / "dream maker" in a perfect location. The 1359m<sup>2</sup> property has DA Approval to subdivide off a generous gently sloping 671m<sup>2</sup> block. POTENTIAL! • to live off one of Bellerive's best streets on a large property with astounding views • complete the subdivision and sell off the block • develop the block by building 2 x Townhouses and retain the house (STCA) • Stratum Title Development by converting the house into 2 Townhouses and build 2 x Townhouses on the vacant land (STCA) • or indeed anything you can imagine? Looking down over Blundstone Arena, the Derwent River and over the city towards kunanyi/Mount Wellington, the views here are captivating to say the least. And the location is just superb, convenient to multiple local schools, shops and all services. The 1978 built, much loved double brick home is in great original condition and retains a lot of its character and charm. Whilst it is currently a spacious 2-3 bedroom home it was cleverly designed from the outset to easily be converted into 2 x Townhouses, each with its own separate entrance. Potential of a dual income (STCA). The house in its current configuration features an open plan dining and living area with large windows to soak in those fabulous views, as well as a delightful and unique glass atrium. The original timber and laminex style kitchen has plenty of bench and cupboard space, plus large windows allowing for lots of natural light. The bedrooms built-in wardrobes, and the home has 2 bathrooms. The grounds of this home are just delightful, and the garden surrounding the home has been well maintained and loved. The yard extending out the front of the home is low maintenance, with lawn and gum trees and extends all the way down to Alma Street. The Buscombe Street side of the block is a Reserve, enhancing the overall feeling of space and privacy. This property has it all and is certain to attract a lot of interest! Don't miss out - contact me today to arrange a private inspection or to find out more.