

44 Wellington Road, Lindisfarne, Tas 7015



House For Sale

Friday, 19 January 2024

44 Wellington Road, Lindisfarne, Tas 7015

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 711 m2

Type: House



Daniel ten Broeke
0408241814



David McLeod
0438443658

Offers Over \$695,000

This property presents an excellent opportunity for prospective buyers to secure a unique home situated in an incredibly convenient location. The home is looking for someone who wants to get in and get dirty to bring this great home back to its former glory. Additionally, there is the potential to subdivide the property into two modern units (STCA). A colourful kitchen provides ample space for renovation and expansion, complemented by a discreet European laundry. This area seamlessly connects to the open-plan living and dining space, which extends to a rear patio, offering great potential for outdoor entertainment. With up to four bedrooms, the property's bathroom equipped with a shower, vanity, and WC. In the backyard, a studio featuring a wood heater serves as an ideal space for additional storage, a workshop, or a mancave. A garden shed is also available for storing equipment. The mostly flat yard, approximately 711m² in size, holds potential for strata subdivision with the addition of two new units. The property is a very short walk from Lindisfarne Village and local recreational areas, including the Derwent River foreshore bike and walking track. Certainly a wonderful opportunity to secure an ultra-convenient location.

- Unique home in a highly convenient location
- Opportunity for buyers to restore the property to its former glory
- Potential to subdivide into 2 modern units (STCA)
- Kitchen with ample space for renovation, and European laundry
- Open plan living and dining area flowing to a rear patio for outdoor entertainment
- Up to four bedrooms, bathroom with shower, vanity, and WC
- Studio in the backyard with a wood heater for storage, workshop, or mancave
- Garden shed available for equipment storage
- Flat yard of approximately 711m², potential for strata subdivision
- Short stroll to Lindisfarne Village and nearby recreational areas
- Great opportunity to secure a home in an ultra-convenient setting
- 10 minutes to Hobart CBD

Council rates approx. \$1,900pa - Water rates approx. \$1,200pa