

# 45 Leam Road, Hillwood, Tas 7252

## House For Sale

Tuesday, 26 March 2024

45 Leam Road, Hillwood, Tas 7252

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 728 m2

Type: House



Lochie Young  
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**\$600k - \$615k**

Enjoy 180 degree views towards the Batman Bridge and beyond on this perfectly positioned property. This residence offers immense potential for renovation enthusiasts. Situated on a generous 728m<sup>2</sup> block, this 3-bedroom, 1-bathroom house boasts captivating water views and presents an exciting opportunity to create your dream home or develop on the existing land STCA. Upon arrival, you'll be drawn to the scenic surroundings and the charm of this location. The house features a classic staircase leading to the upper level, where you'll find two bedrooms and a second living area. Downstairs, an open-plan layout seamlessly integrates the kitchen and living spaces. Decking areas on the bottom and top level ensure room for entertaining and scenic spaces. While the property requires renovation throughout, its structure and features lay the foundation for a stunning future transformation. Use your creative imagination to modernise the interior to suit your style preferences and optimise the layout to maximise potential. One of the standout features of this property is its proximity to the water, offering easy access to boating and water activities. Enjoy the boat ramp being located a mere 200 meters away. Hillwood is a private location with picturesque berry farms, water views, football oval, local cafe and is a short 15 -20 minute drive to Launceston. Don't miss your chance to secure this hidden gem in Hillwood. With its prime location, water views, and development potential, 45 Leam Road presents a rare opportunity. The information on this website has in part been supplied to Harrison Agents Launceston by third parties and all information is published solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the properties. Harrison Agents Launceston has not checked the accuracy of the information and does no more than pass it on.