

**46 Clarence Street, Bellerive, Tas 7018**



**Sold House**

Tuesday, 5 September 2023

46 Clarence Street, Bellerive, Tas 7018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 627 m2**

**Type: House**



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**\$440,000**

Ideally positioned within the sought-after Eastern Shore suburb of Bellerive, within minutes from popular shops, cafes, restaurants, and beaches, sits an ideal renovation project with a highly desirable address. The property sits upon a level, 627m<sup>2</sup> approx. allotment, with the home set back from the main street. With great bones, and a versatile floorplan, the property would benefit from rejuvenation, allowing owners to reap the rewards from future sale, or as a rental. As is, the residence features a large, light-filled living space, and separate dining. The kitchen is in good condition, with plenty of cabinet and bench space set across a slate floor. Two bedrooms make up the comfortable accommodation with plenty of natural light and warmth, one of these benefiting from a built-in robe. A bonus sunroom sits at the opposite end of the home which could also be utilised as an additional storage space. The bathroom, while functional in its current configuration, would be enhanced with renovation, and contains an over-bath shower, vanity, and a toilet. The laundry sits adjacent, with room for necessary appliances, and storage. Outside, the possibilities are endless, with a completely level parcel of land. The grounds are fully fenced, and feature lush, green well-maintained lawns at both the front of the home and within the backyard. Off-street parking is plentiful within the driveway, and sheltered carport. A garden shed is on-hand for the ease of outdoor care, and storage. The home sits within walking distance to nearby Salamanca Fresh, Eastlands Shopping Centre, and the popular amenities of Bellerive Quay. Conveniently located, with an expansive, level allotment, and scope to create a dream home through renovations, this wonderful home in the heart of Bellerive allows for endless potential and financial reward. •?Endless potential to renovate and reap reward •?Sought-after Bellerive location •?Fully fenced grounds•?Expansive, 627m<sup>2</sup> approx. level allotment•?Walking distance to popular shops, cafes, and Bellerive Quay The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only