

**8 Fleming Street, Glenorchy, Tas 7010**

**House For Sale**

Tuesday, 2 April 2024

**4ONE4.**  
PROPERTY CO.

8 Fleming Street, Glenorchy, Tas 7010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 881 m2**

**Type: House**



Aaron Murray  
0418969859



John McGregor  
0419892104

**\$439,000 +**

📍 Welcome to 8 Fleming Street - Where Charm and Possibility Await! Nestled in the heart of Glenorchy, this enchanting weatherboard residence is more than just a property - it's an opportunity waiting to be seized! Boasting 2 bedrooms and resting on a generous 881m<sup>2</sup> canvas, this home offers endless potential for both developers and discerning homeowners alike.📍 Key Features: Prime Location: Ideally situated in the vibrant heart of Glenorchy, close to schools, amenities, and transportation options. Quaint Weatherboard Appeal: This classic weatherboard beauty exudes timeless charm, promising cozy living with a touch of nostalgia. Expansive Grounds: With a spacious 881m<sup>2</sup> of land to call your own, there's ample room to unleash your imagination and create something truly extraordinary. Development Potential: Explore the potential to develop 2 to 3 units with council approval, maximizing the use of this fantastic space. Additionally, the property features: Large Lock-up Garage/Workshop: Perfect for the hobbyist or DIY enthusiast, providing ample space for storage or projects. Separate Storage Space (In Need of Upgrade): Ready to be transformed into a comfortable living space. Storage Sheds: Additional storage solutions to keep your belongings organized and accessible. Old Established Trees, Including a Huge Orange Tree: Enjoy the beauty and bounty of nature right in your own backyard, with mature trees adding character and shade. Extensive Gardens: A gardener's paradise, offering ample space for landscaping and cultivating your own oasis. 2m Fencing All Around for Pet Enclosure: Ensure the safety and security of your furry companions with a fully fenced yard.📍 Endless Possibilities Await: Whether you're a savvy investor envisioning a lucrative development venture or a homeowner seeking a charming retreat with plenty of space for hobbies and relaxation, 8 Fleming Street has something to offer everyone. Don't miss out on this rare opportunity to make your dreams a reality!📍 Contact us today to discover the endless potential that awaits at 8 Fleming Street! Disclaimer: All care has been taken by 4one4 Real Estate and 4one4 Media House when compiling the marketing material and information in this presentation. We cannot guarantee the accuracy of any measurement or details supplied in this advertisement and make no representation or accept any responsibility for the whole or part of this advertisement. The particulars contained in this advertisement do not form any contract. We recommend that any interested parties should have the information independently verified and make their own enquires to satisfy themselves in all respects. All photos, video and marketing material remain the property of 4one4 Media House, a division of 4one4 Real Estate, and are not to be downloaded and used for any purpose without the express consent and written permission of 4one4 Real Estate.