

16 Lanena Street, Bellerive, Tas 7018



House For Sale

Saturday, 2 December 2023

16 Lanena Street, Bellerive, Tas 7018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 735 m2

Type: House



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Mike Speakman
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\$825,000 - \$865,000

This 1985 brick and tile roof home with level access in a quiet pocket at the end of a cul-de-sac features under cover parking allowing you to remain out of the elements on arrival. 16 Lanena is spacious and perfect for the growing family with its flexible floorplan/living spaces set on just under 200m² of total useable space. The home also includes separate external access large space downstairs with plenty of storage and built in which has a multitude of uses (e.g. gym, play room, home office etc...), and the undercover 9m long entertaining deck area off the dining room has some impressive distant views of the water, Mount Wellington and the city. With a lovely feel inside there is an entry foyer, plenty of storage throughout, day/night blinds, fly screens, built-ins, spaces to store your wine collection and the bonus of an underfloor workshop on a concrete slab. There is plenty of space under the deck and opportunity to beautify the spacious rear yard. Being so close to everything including public transport, beaches, walking tracks, cafes/restaurants, Bellerive village, Eastlands shopping centre and just a few kms to the Hobart CBD, you cannot go wrong. Views over the River Derwent and Mount Wellington are to be enjoyed. 16 Lanena is close to Eastlands Shopping Centre, Blundstone Arena, Kangaroo Bluff Historic Site, Clarence Foreshore Trail, and the hub of Bellerive's restaurants, schools, and other numerous services. This lovely home is well worth your inspection and consideration. About Bellerive Bellerive is suited to people who want to be close to a historic village atmosphere, the beach & Hobart CBD, numerous eateries, and the best year-round entertainment Hobart has to offer. Stroll to Bellerive village, and stock up on essentials at Salamanca Fresh Supermarket. The Bellerive median house price is \$902,375 (Nov 2022-Oct 2023) & is one of the most sought after suburbs in Tasmania. Sports fans will appreciate the proximity to Blundstone Arena, while beach lovers will relish being a short walk from Bellerive Beach. For those seeking the vibrant city life, Hobart and Salamanca are just under a 10-minute drive away, with a convenient ferry service to Salamanca Wharf. About Hobart: Some analysts including KPMG and PropTrack are forecasting property growth in Hobart into 2024 at around 6% and followed by around 15% in 2025. Propertology recently reported 'those who are able to sign a real estate contract in the next couple of months will become the biggest beneficiaries from the surge in market activity in Q1 2024.' The estimated investment of planned Tasmanian Government, local government and known private sector projects is more than \$27 billion over the next decade (source: Department of State Growth Tasmania). Council rates: \$2,000 pa approx. Water rates: \$1,000 pa approx. Construction: Brick Year built: 1985 The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.