

**27 Tasman Highway, Orford, TAS, 7190**

**Raine&Horne.**

**House For Sale**

Wednesday, 14 August 2024

27 Tasman Highway, Orford, TAS, 7190

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## APPROVED SUBDIVISION & RENOVATION DELIGHT

We're pleased to present you with this property from the 1920s era that offers a lot of potential & renovation. The property sits on a well-established 2337m<sup>2</sup> allotment and has received Council approval for subdivision into two separate lots.

Lot 1 consists of an existing building with 3 bedrooms and 1 family bathroom constructed in the 1920s which is currently habitable and gives you the flexibility to explore different renovation possibilities.

Lot 2 consists of one large storage shed and one garden tool shed, the vacant site offers a spacious area with great potential for building a new home, strata units or a two-storey home that will capture a stunning water view that includes Maria Island (STCA).

Opportunity exists to renovate the existing home and restore the original charm, whilst blending with a contemporary new building extending on Lot 2 (STCA), which has great potential to add real value.

This property is attractively priced and an excellent opportunity for all buyers and a promising return for investors looking to expand their property portfolio.

The property occupies a prime location directly opposite a prominent bar and restaurant. It is conveniently situated within walking distance of the beaches, cafes, shops, supermarkets, schools, and public transportation. Furthermore, a brief drive provides access to the township of Triabunna, serving as a popular gateway to Maria Island. Additionally, all essential services are readily available on-site, and a swift 40-minute drive leads to the bustling town of Sorell. Moreover, the Hobart CBD is merely an hour's drive away.

Don't miss out on the opportunity to make this property yours. Contact Sommai Coomber today to arrange a viewing and discover the full potential.