

288 Howden Road, Howden, Tas 7054



House For Sale

Friday, 5 January 2024

288 Howden Road, Howden, Tas 7054

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 2009 m2

Type: House



Helen Lehane
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\$945,000+

Step into a world where funky meets fabulous, and vibrant vibes are the order of the day! Nestled on a sprawling double block of land in sought-after Howden, this timber cottage isn't just a home; it's a celebration of individuality and charm. Get ready to embark on a unique living experience that seamlessly blends nostalgia with space and serenity. Much loved and cherished by the same family for almost 40 years, this '60s home near the water has seen lots of fun and laughter, especially around the dining table, which doubles as a billiard table after dinner hours. Memories of rousing games of darts or quoits, or sing-a-longs around the 100 plus year-old organ still echo throughout the home. A blend of timber panelling and the bright colour scheme speak to the creativity, light-heartedness and practical reuse and recycle philosophy of the owners. Outside, the well-established gardens have decades old, productive fruit trees and there is abundant shedding and workshop space for the serious tinkerer. On the business side of things, the property is situated on a 2009m² parcel of land that was at previously two titles, only adhered as one to save on the rates bill. Currently zoned Low Density Residential C, the size of the land meets the minimum lot size requirements for a return to two titles (STCA) and there are still two access points off the road. The possibilities are endless now, act on the subdivision straight away, build or sell for immediate profit or land bank this opportunity for future superannuation. Enjoy as is, renovate, develop, either way this is a beautiful part of the world, close to schools, shopping, services and entertainment options, only 20 minutes to Hobart. Call today! Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.