

**37 O'Brien Street, Glenorchy, TAS, 7010**



**House For Sale**

Wednesday, 14 August 2024

37 O'Brien Street, Glenorchy, TAS, 7010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **4 + bedrooms with development potential**

Welcome to 37 O'Brien Street, this 4-bedroom family residence is set on an expansive 1032m<sup>2</sup> allotment in the heart of Glenorchy. This property offers a unique combination of space, privacy, and versatility, making it perfect for families of all sizes, developers, or investors looking for a prime opportunity.

The home's layout is ideal for modern family living, with the master bedroom positioned to provide privacy and separation from the rest of the accommodation. The master features both built-in robes and ensuite. There are three additional bedrooms, each fitted with built-in robes, ensuring ample storage and space for family members. Adding to the home's versatility, there is also a separate studio/rumpus room that can be utilised as an additional bedroom-perfect for a teenager seeking their own space, or for the extended family to enjoy.

The main living areas of the home are bright and spacious, with a large living room that is kept ambient by a slow combustion wood heater. The open-plan design seamlessly connects the living, dining, and kitchen areas, making it ideal for both family gatherings and entertaining. The modern kitchen is well-equipped with ample storage, and a functional layout with plenty of bench space. The under cover patio provides an opportunity for alfresco dining and entertaining.

Sustainability is another key feature of this property, with solar panels installed to provide significant energy savings and reduce your environmental footprint. Enjoy lower electricity bills and contribute to a more sustainable lifestyle.

The property's expansive 1032m<sup>2</sup> allotment offers endless possibilities, including the potential to construct additional dwellings (subject to council approval - STCA).

Located in a quiet cul-de-sac and just minutes away from Glenorchy's shopping centers, schools, parks, and public transport. Additional features include a large shed with ample storage or work space, a separate laundry room, and off-street parking.

Council rates approx \$2,100.00 approx pa  
Water rates approx \$1,100pa excluding usage  
Rental estimate \$530.00 - 560.00pw

\*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.