



## FOR SALE

### PERFECTLY POSITIONED GEM IN THE SUNNY HEART OF EVER POPULAR MONTAGU BAY

Welcome to your dream home in Montagu Bay.....

This stunning fully renovated home is now on the market and waiting for you to make it your own.

With 3 bedrooms and a spacious floor area of 139 square meters, this property is perfect for growing families or those looking for a peaceful retreat. The home features polished boards, recently extended lounge area, renovated kitchen, bathroom and laundry, double glazed windows throughout, led lighting and a huge fully fenced backyard with vege garden and multiple sheds.

Located in popular and convenient Montagu Bay, this house is situated on a generous 804 square meter block, providing ample space for outdoor activities and entertaining. The property is fully fenced, ensuring privacy and security for you and your loved ones. Plus, with the added bonus of sheds, you'll have plenty of room for storage or to pursue your hobbies. The generous allotment is well within the bounds to offer an additional dwelling and strata scenario subject to council approval. (driveway width home to fence is 3100mm)

The location of this property is unbeatable, with Rosny Hill reserve, Montagu Bay Primary School, childcare centre, boat ramp and park, bike and walking tracks, Rose Bay High, Rosny College, Clarence Pool, Rosny Bowls Club, Tennis Club, Boat Ramp, Marina, Eastlands shopping centre, local shops, Bellerive Ferry and public transport all within 5 minutes walk..... Hobart CBD is a 7 minute drive away with its vibrant culture, delicious food scene, and stunning waterfront.

Whether you're looking for a place to call home or a smart investment/development opportunity, this property ticks all the boxes. And the best part? It's currently not tenanted and available with vacant possession!

But don't just take our word for it, come and see for yourself. Book a private inspection and be prepared to be wowed by the charm and character of this Montagu Bay beauty.

Please contact Ben Palmer from @realty for a private inspection.

3 BED | 1 BATH | 0 CAR

PRICE:

Offers over \$775,000

OPEN FOR INSPECTION:

N/A

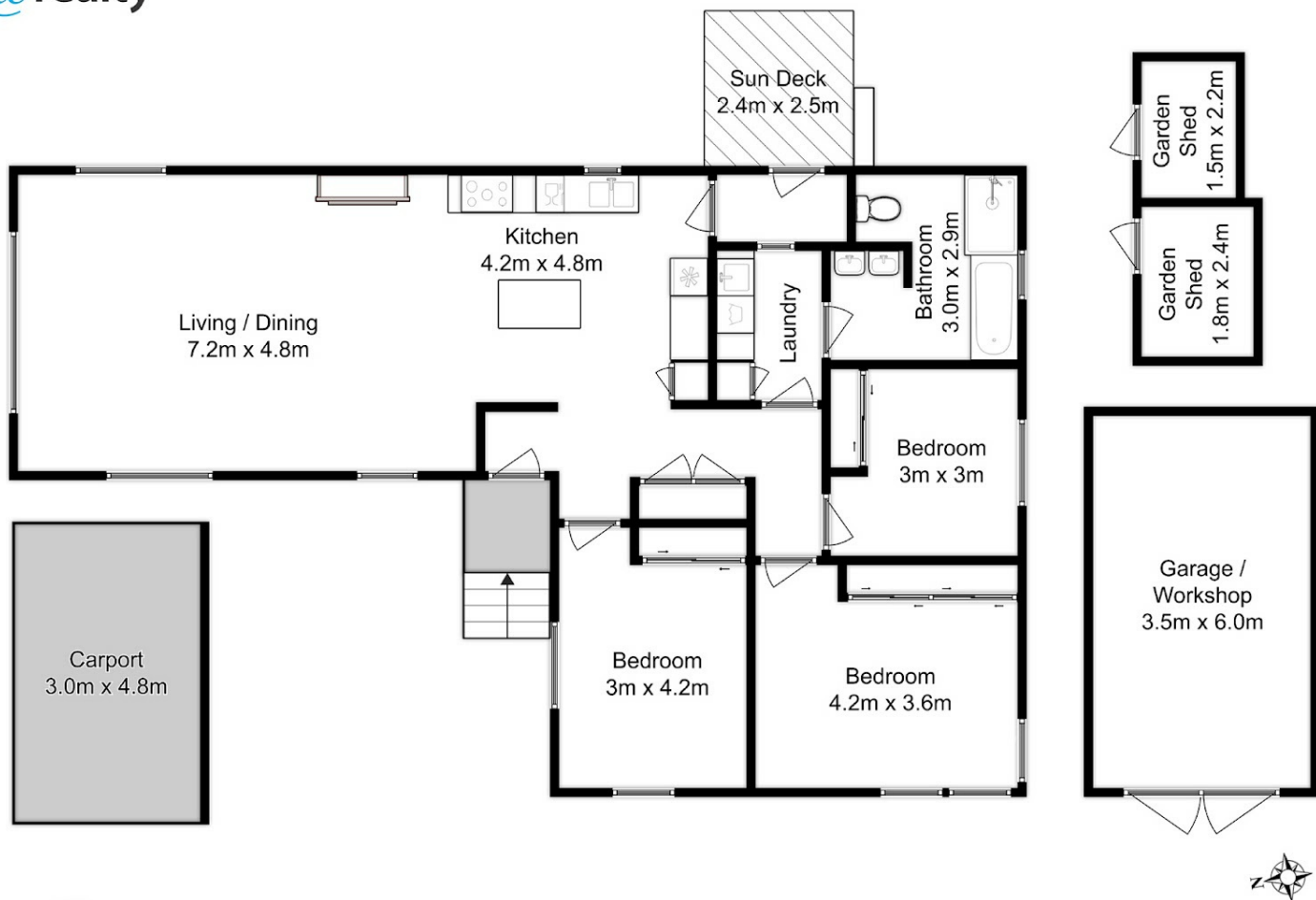


**Ben Palmer**

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Total Approx. Floor Area : 123 sqm

Total Approx. Outbuilding Area : 29 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.