

**33 Vicary Street, Triabunna, TAS, 7190**

**Raine&Horne.**

**Sold House**

Friday, 6 December 2024

33 Vicary Street, Triabunna, TAS, 7190

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **THIS IS A MUST SEE, A HOME WITH POTENTIAL**

This lovely cottage is situated on level ground with a water view over Pelican Bay and the marina pier. The 2251 sqm of this residential land is enclosed by a fence, providing security and privacy. The property offers great development potential and provides the opportunity to live on-site.

The house comprises two bedrooms, open plan kitchen, living and dining with a wood heater and heat pump to keep you warm and cosy during the winter months. Outside includes a storage shed, garden shed, and a chook pen.

The property can be easily divided into sub-sections (STCA) or strata title dwellings, without compromising the cottage. This would allow for ample room to store boats or additional outside buildings.

Conveniently located near the marina, local shop, and transport, this reasonably priced property is a great opportunity for those looking for a sound investment.

### Property features:

Lot size 2251sqm

2 bedrooms

2 bathrooms

Open plan living

Wood heater and heat pump

11 Solar panels

Fully fenced with lock-up yard

Wheelchairs ramp both at front and rear entrance

Book a private viewing with our representative consultant, Sommai Coomber, today before it's too late.