

## 102-104 Old Surrey Road, HAVENVIEW, TAS 7320

### Charming Family Home With Unlimited Potential

Opportunity awaits with this expansive 1,373m<sup>2</sup> double block in the heart of Havenview. Whether you're seeking a solid addition to your investment portfolio, planning a future development, or simply looking for a property with room to add value, this three-bedroom, one-bathroom home delivers the perfect foundation. With a generous landholding, a location close to schools, shops, and services, the potential here is undeniable.

Step inside and you will be pleased to find a spacious living room, that provides plenty of space for family to gather comfortably. From here sliding doors open out to an undercover patio, the ideal spot to relax in the sunshine, host weekend gatherings, or simply soak up the views across the Havenview surrounds. The open plan kitchen and dining area is a highlight, boasting a sleek design and a 900mm cooktop and oven, perfect for home chefs who love to cook and entertain. Each of the three bedrooms is comfortable and well-sized, with the main bedroom enjoying the convenience of a reverse cycle air conditioner. The bathroom is composed of a shower over the bath, vanity, and toilet.

Outside, the fenced backyard provides both space and peace of mind, making it the perfect environment for children to explore and pets to play safely. The generous yard has plenty of room for outdoor activities, whether it's setting up a trampoline, enjoying

**TYPE:** For Sale

**INTERNET ID:** 300P184591

#### SALE DETAILS

**Best Offers Over  
\$449,000**

#### CONTACT DETAILS

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backyard cricket, or simply relaxing in the sunshine. Alongside this, a carport adds everyday convenience, while the large shed offers endless possibilities. it's more than just storage, it can be transformed into a workshop, hobby space, games room, or even the ultimate weekend retreat. Whether you're a DIY enthusiast, need extra room for tools and toys, or just want your own private escape, the backyard delivers on every front and is truly an extension of the home.

The location is another standout feature. Positioned close to primary and high schools, a short drive to the shops, cafes, and conveniences of Wivenhoe, this property delivers both lifestyle and practicality. Whether you're seeking a family home with space to grow, an investment with long-term potential, or simply a place where you can enjoy the peace of Havenview while staying close to town, 102-104 Old Surrey Road is the one for you.

Currently Tenanted - 48 hours notice is required for all inspections.

**DISCLAIMER:** While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters

- Land Area 1,373.00 square metre
- Building Area: 128.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



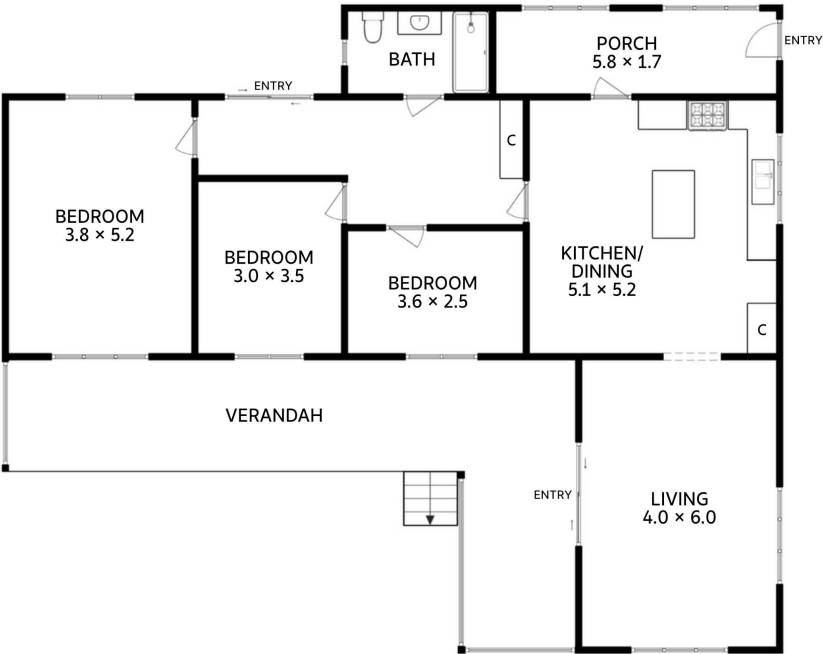




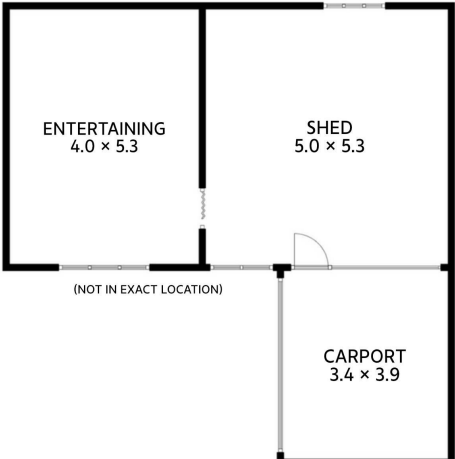




102-104 Old Surrey Road  
Havenview



Approx. Floor Area 115 sq m  
(excluding verandah, carport and shed/entertaining)



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

