



## 40 Hellessey Road, COLLINSVALE, TAS 7012

Multiple dwellings on one title

Nestled in the highly sought-after area of Collinsvale, this exceptional 11.02-hectare (approximately 27-acre) property offers a rare lifestyle opportunity. Combining a picturesque mix of pasture and bushland, it provides the perfect balance of rural tranquility and modern convenience, with Claremont and Glenorchy just a 15-minute drive away and the Hobart CBD within 30 minutes.

Built in 2002, the main residence has been thoughtfully designed to maximize natural

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**TYPE:** Sold

**INTERNET ID:** R24501823

**SALE DETAILS**

**Offers over \$895,000**

**CONTACT DETAILS**

light through expansive windows that also frame breathtaking views. The generous living area seamlessly flows into the dining and kitchen space, where a Stanley wood-fired stove with wet back hot water adds warmth and character and energy efficiency. The home features three well-proportioned bedrooms, while the family bathroom includes both a separate shower and bathtub for added convenience.

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Connected to the main house via external access, the one-bedroom, one-bathroom bedsit / flat presents a flexible living arrangement for those seeking additional accommodation under the main roof, or those with adult children still living at home. With minor modifications to the floor plan, internal access could be created if desired.

Additionally, a fully self-contained cottage provides the perfect space for extended family or guests and offers significant potential for short- or long-term leasing (STCA), creating a valuable passive income stream.

Enhancing the appeal of this remarkable property are numerous outbuildings and extensive parking space, making it an outstanding option for a wide range of buyers in today's market. Don't miss the opportunity to secure this unique and versatile estate, contact us today to arrange a private inspection.

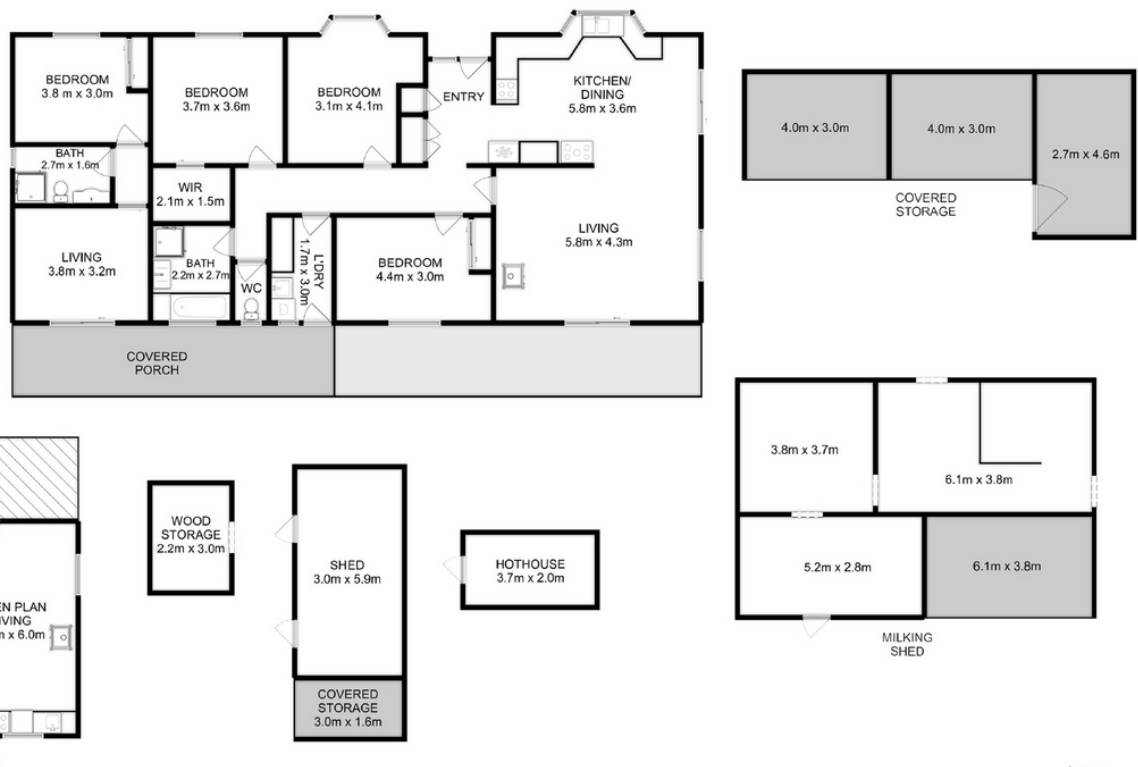
- Land Area 11.02 hectares
- Building Area: 210.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 10











Total Approx. Floor Area : 166 sqm  
 Total Approx. Cottage Area : 37 sqm  
 Total Approx. Outbuilding Area : 99 sqm

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