



### 83 Montagu Bay Road Montagu Bay TAS

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This 1950's family home is situated on near level ground in a prime Montagu Bay location within a very close proximity of Eastland's shopping center and Bellerive village, with Rosny college a range of schools, recreation facilities and services close by.

This home is so easily accessible, boasts mountain views, all-day sunshine and easy one-level living. The bathroom has undergone a previous upgrade and most rooms appear to be in good repair, there is also a lock-up garage and secure storage shed.

We believe this property may offer the opportunity to erect a second dwelling in the backyard. The allotment itself is approximately 835m<sup>2</sup> in size with some 3.8 meters of access width to the back of the allotment. We also feel that a modern two-storey townhouse may possibly capture

**Building Size** : 83 sqm  
**Land Size** : 850 sqm  
**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/montagu-bay/residential/house/6778812>



**John Lennard**  
6169 2555

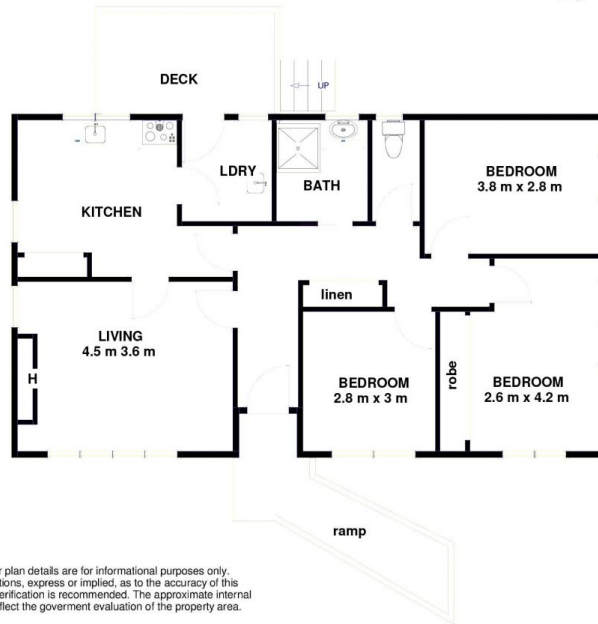


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83 Montagu Bay Rd Montagu Bay TAS 7018  
Approx Internal Space 85 sqm

SHED

GARAGE  
3 m x 6 m



Disclaimer: All measurements and floor plan details are for informational purposes only.  
We make no warranties or representations, express or implied, as to the accuracy of this  
rendering. Independent property size verification is recommended. The approximate internal  
area measurement does not directly reflect the government evaluation of the property area.