



2 Chapman Street, Bellerive

## A Timeless Bellerive Bluff Residence with Future Potential

Positioned within the tightly held Bellerive Bluff, this beautiful 1957 residence offers a rare blend of timeless character, natural light, flexibility and future potential in one of the Eastern Shore's most prestigious addresses.

The home is filled with natural sunlight throughout the day, enhancing the warmth of its original timber features and polished Tasmanian Oak floorboards. Currently configured as three to four bedrooms, with an additional study, sunroom or flexible living space, the layout is generous and highly adaptable - easily reworked to suit modern living while respecting the home's mid-century charm. The renovated bathroom, complete with a walk-in shower, adds contemporary comfort in keeping with the home's character.

Set on an expansive 759m<sup>2</sup> allotment, the property presents outstanding scope for the future. Whether enjoyed as is or enhanced through extension, reconfiguration or building upward, the land size and layout provide a strong platform for value-adding with the potential for an additional dwelling (STCA). A separate rear right of way further elevates the offering, delivering flexibility and long-term appeal rarely found in this location.

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### FOR SALE

Expressions of Interest

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



From the rear yard, glimpses across to Bellerive Beach reinforce the lifestyle credentials that define the Bluff - sun, sea and serenity just moments from your door. Surrounded by quality homes and within easy reach of the foreshore, village caf/u233?s, schools and transport, this is an address that delivers prestige with everyday liveability.

A truly special opportunity to secure a sun-filled classic in an outstanding location - with room to evolve and a location that will always hold its value.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## MORE DETAILS

Property ID	J0J1F
Property Type	House
House Size	137 m2
Land Area	759 m2

### Ant Manton 0408 621 856

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### Anna Holmes (03) 6272 8177

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