



30 Balamara Street, Bellerive

Bellerive - "Bella Vista"...Views, Versatility and a Setup That Just Makes Sense

Ant's "Fluff-Free" Description...

Let's not overcomplicate this.

Big home. Big views. Big opportunity.




Whether you're chasing a high-performing short-stay, a walk-in/walk-out investment, or just need space for a growing tribe, this one ticks more boxes than I do at tax time.

And that's saying something!

The Good Stuff (and there's plenty of it):

- 4 genuine bedrooms spread across a flexible split-level layout, ideal for families or guest separation
- Oversized master with built-in storage and easy access to bathroom facilities

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.

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FOR SALE

Expressions of Interest

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

 **LJ Hooker**

2.5 bathrooms including full main bathroom, ensuite, and additional toilet for convenience

- Generous 288sqm floorplan that actually feels like 288sqm, not one of those "creative" ones
- Expansive open-plan living and dining zone with room for both a proper lounge setup and full dining suite
- Large windows and elevated positioning that maximise natural light and capture those standout water and city views
- Seamless flow from living areas through to kitchen, making it practical for both everyday living and entertaining
- Well-appointed kitchen with ample bench space, storage, and full suite of appliances including dishwasher and oven
- Separate zones within the home allowing for multi-generational living or privacy between occupants
- Multiple split systems plus panel heaters to keep things comfortable year-round
- Solid brick construction, giving you durability, insulation, and a bit of peace of mind
- Garage with internal access plus additional off-street parking for guests or extra vehicles
- Private courtyard and established yard space, low maintenance but still enough to enjoy

Investor Angle - This Is Where It Gets Interesting:

- Proven short-stay setup with strong appeal to guests seeking space, views, and location
- Offered as a walk-in/walk-out opportunity, meaning income potential from day one
- Fully furnished including beds, sofas, appliances, TVs, whitegoods, and kitchen setup
- Layout allows for separation between sleeping zones and living areas, ideal for guest turnover and privacy
- Large living space and multiple bedrooms increase occupancy potential and nightly rate appeal
- NBN connected, which matters more than people think when it comes to guest reviews
- Low fuss property with no known major issues, making it a cleaner investment play

Location - Hard to Beat:

- Positioned in a quiet, established pocket of Bellerive with consistent buyer demand
- Approx. 1.7km to Bellerive Beach for morning walks or evening wind-downs
- Short distance to Blundstone Arena, local cafes, shops and services
- Easy commute into the Hobart CBD, making it attractive for both owners and guests
- Strong lifestyle location that continues to perform across both owner-occupier and investor markets

The Practical Bits:

- Land size: 668sqm with manageable outdoor areas
- Year built: 1992 with solid brick construction
- Heating and cooling: multiple split systems plus panel heaters throughout
- Services: mains water, sewer, power, gas cylinder, NBN connected
- Council rates: approx. \$3,244 currently, increasing to \$5,503 under current short-stay settings

Final Word (the honest bit):

It's not trying to be the flashiest home in Bellerive.

It doesn't need to be.

It's the kind of property that quietly makes sense. Whether that's cash flow, lifestyle, or a bit of both.

And in this market, that's exactly what buyers are chasing.

Onwards and upwards to your Bellerive investment beauty!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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	RGJ1F
Property Type	House
House Size	288 m2
Land Area	669 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Intercom Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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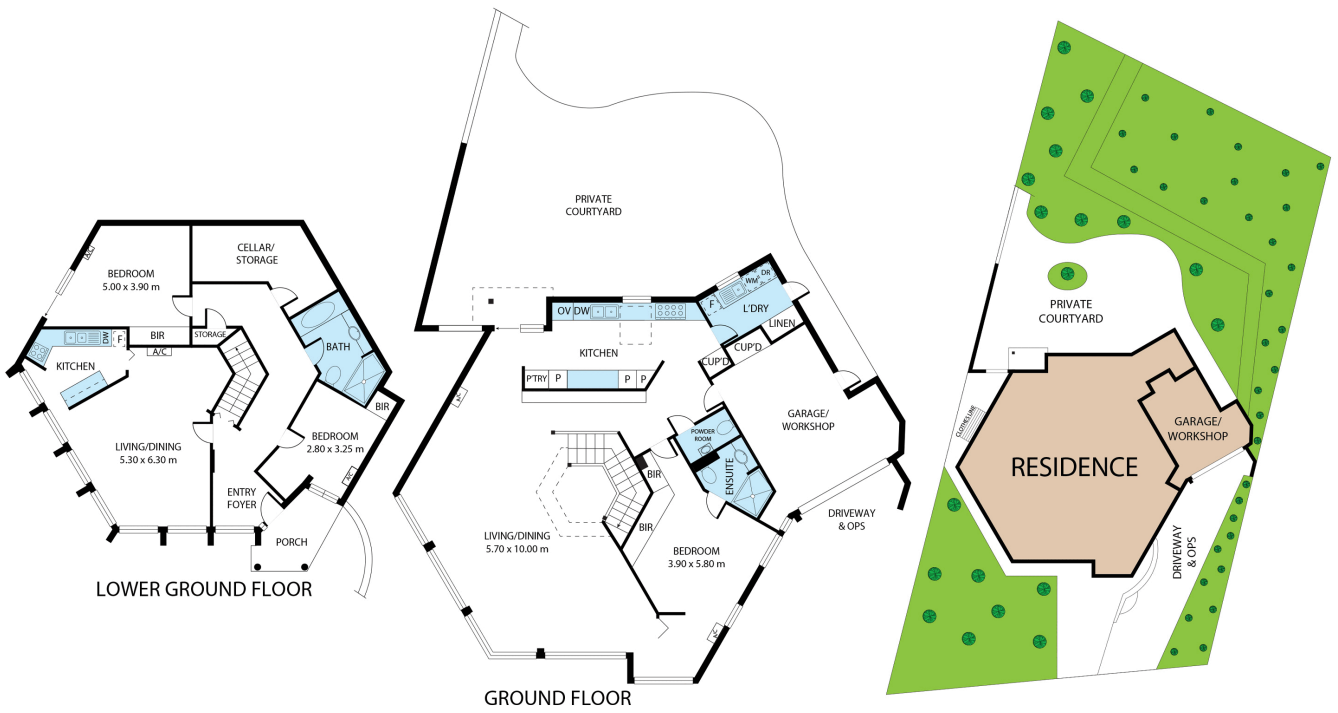
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House area:288 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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