



105 Main Road, Claremont

Circa 1930's Gem with a Virtual Waterfront Position

Rich in character and cherished by families for nearly a century, this charming timber weatherboard home, built in the early 1930s, presents an exceptional opportunity in one of the area's most tightly held waterside locations.

Set on a generous 1,469sqm allotment, the property enjoys an idyllic, north-facing position with breathtaking, uninterrupted views across the River Derwent—views that can never be built out. Bathed in all-day sunshine, this is a rare offering combining lifestyle, potential, and location.

The home offers:

- A spacious, sun-filled living room complete with a cosy wood heater for the cooler months.
- Separate dining or family room.
- Three bedrooms plus study.
- Functional kitchen.
- Family bathroom and separate laundry.
- A large, studio/bungalow with plumbing and power, ideal as an artist's retreat, workshop, home office, or hobby space.
- The original garage, now used as a garden shed or workshop.

3 1 1

FOR SALE

Offers Over \$795,000

VIEW

By Appointment

AGENTS

Gary Cooley

0412 522 964

gcooley@ljhpinnacle.com.au

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.

 **LJ Hooker**

Whether you're looking to undertake a stylish renovation of the original home or explore further development of the substantial 1,469sqm site (subject to council approval), or build your dream home in an enviable waterfront setting, this property offers endless possibilities.

Perfectly positioned just minutes from the comprehensive shopping and services of Claremont Village, only 10 minutes to the Glenorchy retail precinct, and with public transport at your doorstep. The inter-city cycleway, waterfront parks, reserves, and recreational facilities are all within easy reach, making this a superb lifestyle location.

Properties of this calibre and position are rarely offered to the market.

Early inspection is highly recommended.

For further information or to arrange your inspection, contact Gary on 0412 522 964.

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	W1J1F
Property Type	House
House Size	139 m2
Land Area	1469 m2

Gary Cooley 0412 522 964

Real Estate Agent | gcooley@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010
pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au



