

## Copping, 11 Marion Bay Road

Copping - A Rare Slice of History Could Be Yours!

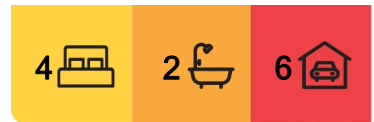
Ant's "Fluff-Free" Description...

\* Historic late-1800's cottage: Featuring an iconic red roof and timber facade, the charm is strong with this one. Lovingly restored but still rocking those original period details.

\* Set on a huge 4,554 sqm block: Enough space to swing a kangaroo (or maybe subdivide - STCA!). Great for those future development dreams.

\* Gorgeous gardens: Mature trees and cottage-style landscaping, ideal for lazy afternoons or impressing guests. Fancy a garden party?

\* Separate short-stay accommodation: Perfect for generating extra cash or keeping in-laws at bay. Complete with its own kitchenette, living space, and bathroom.



**For Sale**  
Offers over \$795,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

**Disclaimer:** 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.

\* Outbuildings galore: Sheds, a large greenhouse, and loads of storage for your tools, toys, or top-secret hobbies.

\* Cosy interiors: Polished timber floors, high ceilings, and a mix of old-world charm with modern comforts - it's like stepping back in time but with Wi-Fi.

\* Light-filled living and dining spaces: Open-plan areas perfect for family gatherings or hosting dinner parties that make your friends jealous.

\* Charming kitchen and upgraded bathroom: Modern convenience meets rustic vibes. Cook up a storm without leaving the charm behind.

\* Toasty wood fireplaces: Because nothing says cosy like a crackling fire in winter - bring on the hot cocoa!

\* Commercial potential: Bring back the property's heyday as a general store or cafe? it's just waiting for its next gig!

\* Delightful outdoor entertaining and private courtyards: Perfect for soaking up the sun or hiding from the world with a good book and a cup of tea.

\* Restoration potential: The current custodian has done wonders, but there's still room to add your own flair and make this historic gem truly shine.

\* Marion Bay: Just a stone's throw away, it's perfect for beach bums, surfers, and fishers - or anyone who enjoys sand in places it shouldn't be!

\* Port Arthur Historic Site: A short drive to the Tasman Peninsula, where you can soak up history (and maybe some ghost stories) at one of Australia's top heritage spots.

\* Bangor Vineyard Shed: Wine, dine, and unwind with jaw-dropping views - who needs Paris when you've got Bangor?

\* Dunalley Fish Market: Fresh seafood so good you'll consider moving closer - who needs a view when you've got fish and chips?

\* Eaglehawk Neck & Tessellated Pavement: For those who enjoy nature's oddities, take a walk on the wild side at these geological wonders - don't worry, the pavement's not actually tessellated.

Onwards and upwards to your Copping gem - perfect for those who want to own a piece of history and maybe make a little cash on the side while you're at it!

"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.



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## More About this Property

<b>Property ID</b>	5WZ8FCS
<b>Property Type</b>	House
<b>House Size</b>	180 m <sup>2</sup>
<b>Land Area</b>	4554 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (2) Fire Place Courtyard Balcony Deck Outdoor Entertaining Floorboards Workshop

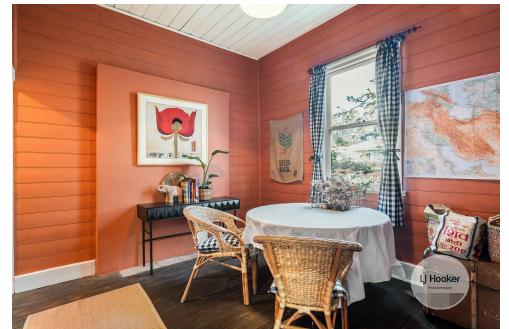
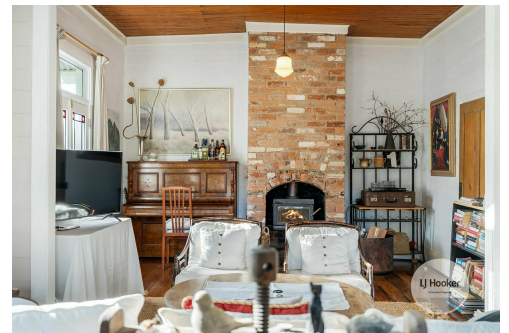
**Ant Manton 0408 621 856**

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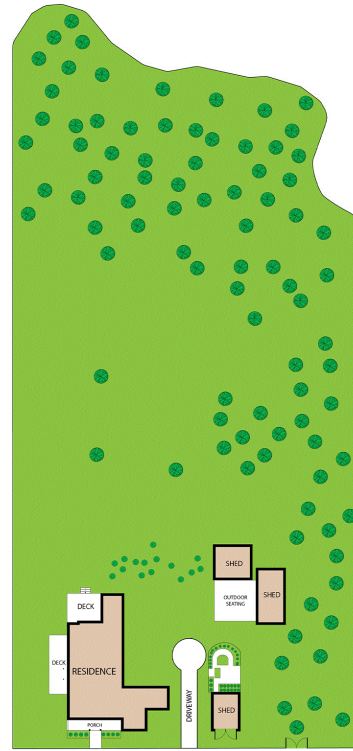
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House area: 180 sqm

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

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