



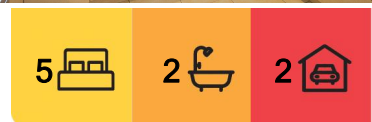
## East Devonport, 63 Bel-Air Crescent

### Home of Grand Proportions with Breathtaking Views

Step into this impressive five-bedroom, two-bathroom home and embrace the grandeur of dual-family living. With stunning views of the Mersey River, this two-story property offers space, functionality, and an unbeatable lifestyle. The top floor boasts an expansive open-plan living area, perfectly complemented by an enclosed sunroom ideal for relaxation or entertaining. Two generous bedrooms and a dual-access bathroom with en-suite functionality complete this level. Downstairs, discover three additional bedrooms, a large rumpus room or secondary living space, a family-sized bathroom, and a substantial laundry. Both floors feature north-facing verandas that invite you to soak in panoramic views, including views of the Spirit of Tasmania ferries. With dual street access from Bel-Air Crescent and Tiara Street, the property includes a double lock-up garage and space for a boat or caravan in the bottom driveway. A secure yard for pets and solar panels further enhances its appeal. This home offers an unbeatable combination of size, flexibility, and breathtaking scenery. Perfect for families, entertainers, or those seeking dual-living or income opportunities, this is your chance to own a truly magnificent property.



**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.



**For Sale**  
Offers Over \$650,000

**View**  
[ljhooker.com.au/8E6HVM](http://ljhooker.com.au/8E6HVM)

**Contact**  
**Michael Ziegler**  
0409 764 219  
[michael.ziegler@ljhooker.com.au](mailto:michael.ziegler@ljhooker.com.au)

**Tyla Pyke**  
0439 228 888  
[tyla.pyke@ljhooker.com.au](mailto:tyla.pyke@ljhooker.com.au)

**LJ Hooker Devonport**  
0473 104 200

\*The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## More About this Property

<b>Property ID</b>	8E6HVM
<b>Property Type</b>	House
<b>Land Area</b>	808 m2

### Michael Ziegler 0409 764 219

Licensee | michael.ziegler@ljhooker.com.au

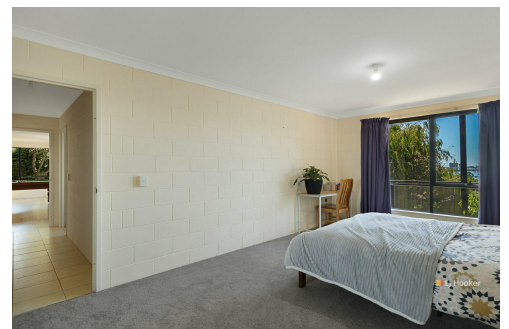
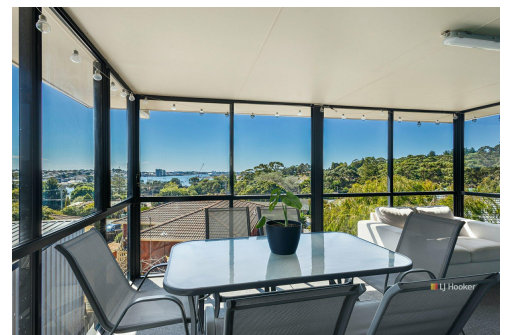
### Tyla Pyke 0439 228 888

Property Representative | tyla.pyke@ljhooker.com.au

### LJ Hooker Devonport 0473 104 200

16 Don Road, DEVONPORT TAS 7310

devonport.ljhooker.com.au | devonport@ljhooker.com.au



**LJ Hooker Devonport**  
**0473 104 200**

**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.