

57 Bimburra Road, Glenorchy

## Glenorchy - Room to Move, Room to Grow




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

If you've been hunting for a home with room to move, scope to grow, and a massive block to play with, this one ticks every box.

Welcome to 57 Bimburra Road - a solid Glenorchy home on more than three-quarters of an acre, complete with future subdivision potential (STCA).

### Key Features

- Three bedrooms - well-proportioned, filled with natural light, and ready for family living or a smart rental setup.
- Functional kitchen with Bellini stove/oven, generous bench space, and adjoining dining zone.
- Spacious living room with wood fire plus Daikin heat pump - comfort sorted year-round.

3  1  6 

### FOR SALE

Offers over \$645,000

### 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.

 **LJ Hooker**

- Family bathroom with bathtub, shower and vanity, alongside separate laundry for convenience.
- Expansive patio - an entertainer's dream, perfect for BBQs, gatherings, or simply soaking up the sun.
- Large separate garage with plenty of room for cars, tools or a workshop.
- Bonus outbuilding - chicken shed up the back, with space to expand for hobby farming, storage or projects.
- Giant block: 3,340m<sup>2</sup> (approx.) - a rare find this close to Glenorchy's hub.
- Subdivision potential (STCA) - scope to unlock extra value while keeping the home intact.
- Connected to mains water and sewer - TasWater full service.
- Power: approx. \$140 p.m. - efficient and affordable.
- Water rates: \$287 fixed + usage.
- Council rates: approx. \$2,100 annually.
- NBN connected - box located in the far bedroom near the bathroom.
- Insulated home for comfort and efficiency.

#### The Land & Lifestyle

- Sits within Low Density Residential zoning under the Tasmanian Planning Scheme.
- Room to breathe - sprawling grounds with established greenery and space for kids, pets, gardens, or a mini-farm.
- Located in a quiet pocket of Glenorchy, but just minutes from shopping, schools and services.

#### Why You'll Love It

- This property isn't just a home - it's a canvas for your future.
- Live in it now and enjoy the land.
- Subdivide later (STCA) and maximise your investment.
- Or create your own private retreat with chickens, gardens, sheds and space to roam.

Opportunities like this are few and far between - snap it up before someone else does!

Onwards and upwards to your Glenorchy slice of paradise!

"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	AGJ1F
Property Type	House
House Size	94 m2
Land Area	3340 m2
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Wood Heater

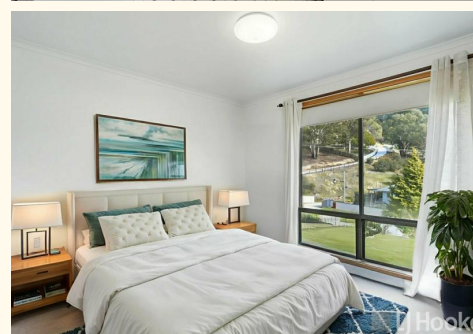
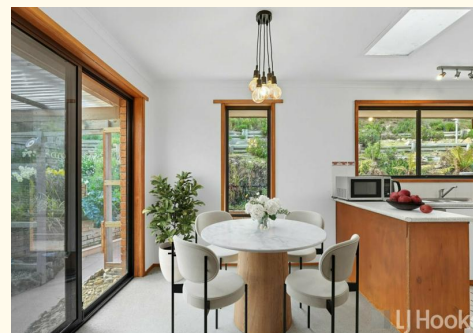
**Ant Manton 0408 621 856**

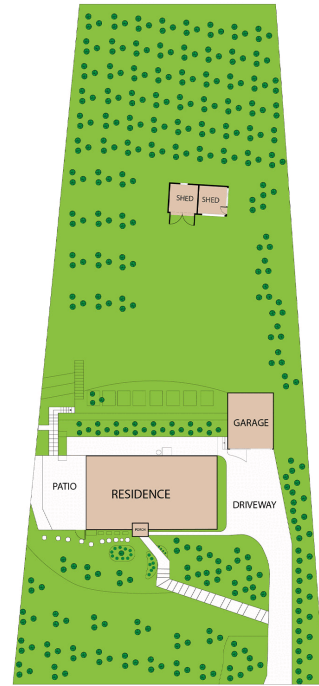
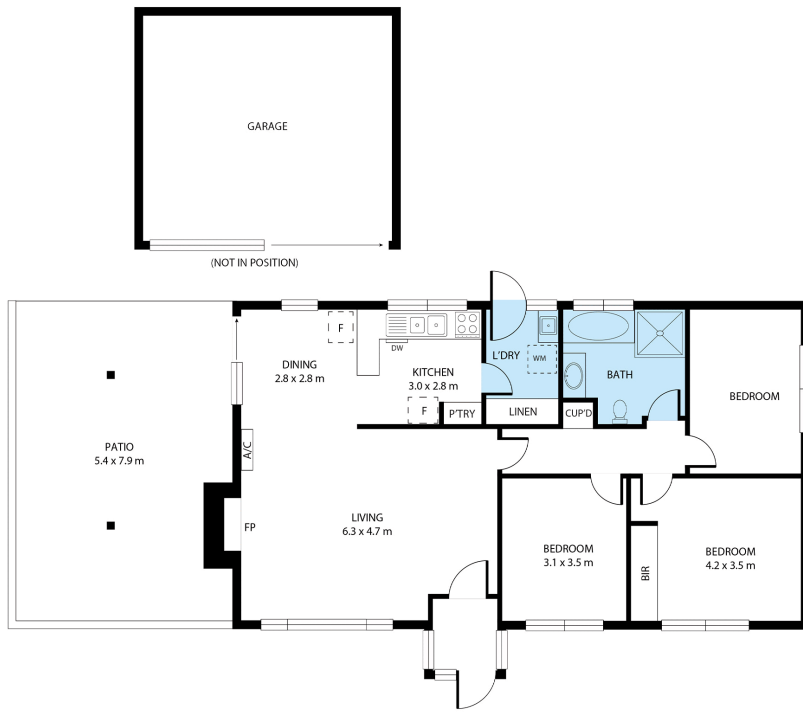
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**57 Bimburra Road, Glenorchy**

House area: 97 sqm

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

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