197 Channel Highway, Taroona

Taroona - Dual Living, Big Block and a Tunnel...Yes, Really!

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

Not Your Average Taroona Home...and That's Exactly the Point

Let's just call it what it is.

Former service station. Converted home. Self-contained apartment. Private block. Rivulet. Convict-built tunnel.

If you're after "normal", keep scrolling.

If you want something with space, flexibility and a story to tell, now we're talking.

The Good Stuff (and there's a fair bit going on):

- Originally a service station, now converted into a spacious and genuinely unique family home
- Flexible layout with 3 bedrooms in the main residence

3 3 2

FOR SALE
Offers over $745,000

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Interested parties must rely solely on their own enquiries.

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- Multiple living zones including a large main living area and separate family and dining spaces
- Functional kitchen positioned to service the main living areas with good storage and usability
- Wood heater plus multiple heat pumps for year round comfort
- Mix of original character and practical updates throughout

The Bonus Play, This Is Where It Gets Interesting:

Council-approved self-contained apartment or unit, ideal for:

- Rental income
- Airbnb or short stay
- Teenagers who "need space"
- laws you like, but not that much

Apartment was renovated and approved through council, giving you flexibility with confidence

Separate zones allow for dual living without everyone living on top of each other

The Block, This Is Where It Gets Even Better:

- Approx. 1,000m2 of private land, which is getting harder to find in Taroona
- Your own rivulet running through the property, adding a proper sense of space and privacy
- Established natural setting with a peaceful, tucked-away feel
- Convict-built tunnel on site, yes, an actual tunnel. Not something you see every day
- Outdoor areas including deck and balcony spaces to take in the surroundings

The Practical Bits:

- 3 bedrooms, 3 bathrooms across the combined residence and apartment
- Mix of brick and cladding construction with corrugated iron roofing
- Heating includes wood heater plus multiple heat pumps
- Solar hot water system in place
- Mains water, sewer, power and NBN connected

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- Off-street parking plus additional on-street options
- Council rates approx. $3,120 per year
- Zoned residential

Investor and Family Angle, Covers Both Bases:

- Ideal for intergenerational living with separation already built in
- Strong potential for dual income or live in one, rent the other
- Unique property that stands out in a crowded market, which helps with both resale and rental appeal
- Large block and flexible layout give future upside and adaptability

Location, Still Ticks the Boxes:

- Positioned in sought-after Taroona, just minutes from the Hobart CBD
- Close to schools, beaches and local amenities
- Lifestyle location that continues to perform with both families and investors

Final Word (the honest bit):

Look, it's not for everyone.

And that's exactly why it works.

The right buyer is going to walk in, see the flexibility, the land, the extra income potential and go, "Yep, this makes sense."

Everyone else will be too busy buying something beige.

Onwards and upwards to your special Taroona 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.

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MORE DETAILS

Property ID	RMJ1F
Property Type	House
House Size	156 m2
Land Area	1275 m2

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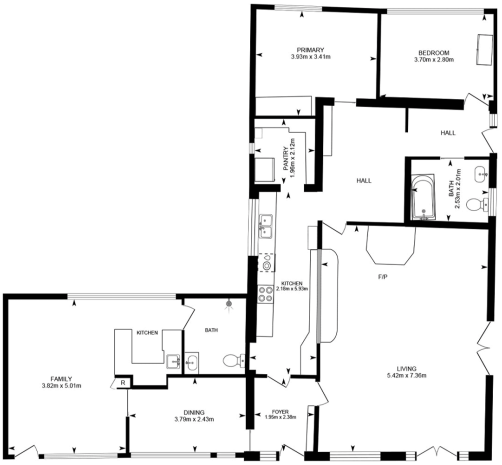

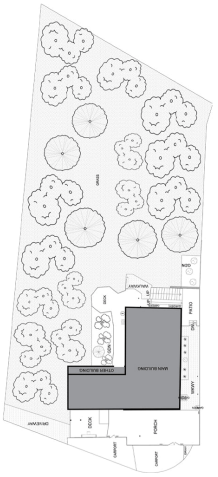

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House area: 148 sqm

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

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