



100 Clarence Street BELLERIVE, TAS



### Prime Position with Plenty of Potential

100 Clarence Street Bellerive is a true opportunity, built in 1953 this brick veneer home on 800m2 of near level land is jam packed with potential. The generous floor plan combines three bedrooms, one bathroom, a lock up garage, plus a separate laundry and 2nd toilet.

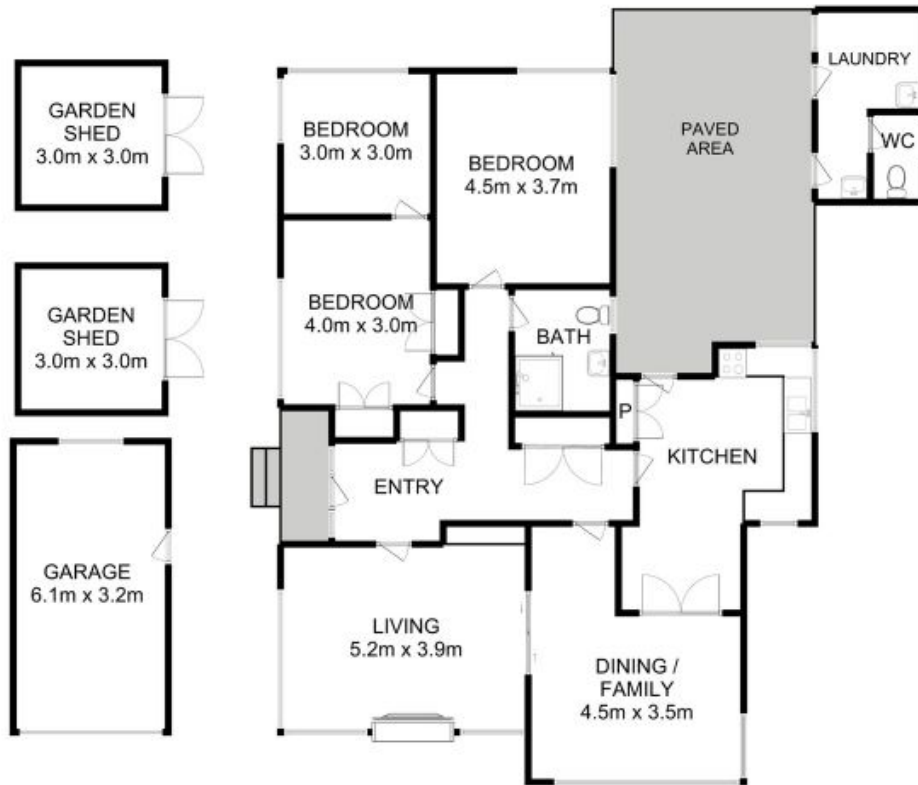
One of the first things you will notice after entering the home is the view of the River Derwent from the large living zone that stretches the full width of the property. The property is largely untouched but is in immaculate condition and the floor plan has the flexibility to manoeuvre into a perfect family home.

"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry o

**Warwick Page**

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Approx. floor area : 137 sqm  
 Approx. outbuilding area : 38 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
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