



64 Saundersons Road RISDON, TAS



## Waterfront living with potential plus

Set in a quiet and picturesque location at the edge of the River Derwent with glorious water and mountain views, this 1960s double block construction property is full of potential and close to the area's many local amenities. It's in need of some TLC, but if you're up for the challenge, you will reap the future benefits of this unique and stylish art deco inspired home.

There are three well-lit bedrooms, two with generous built-in wardrobes, and a family bathroom with the toilet located separately.

Conveniently located only 15 minutes from central Hobart, close to the Bowen Bridge and a short drive from Glenorchy's retail precinct, as well as all the amenities that the Easter

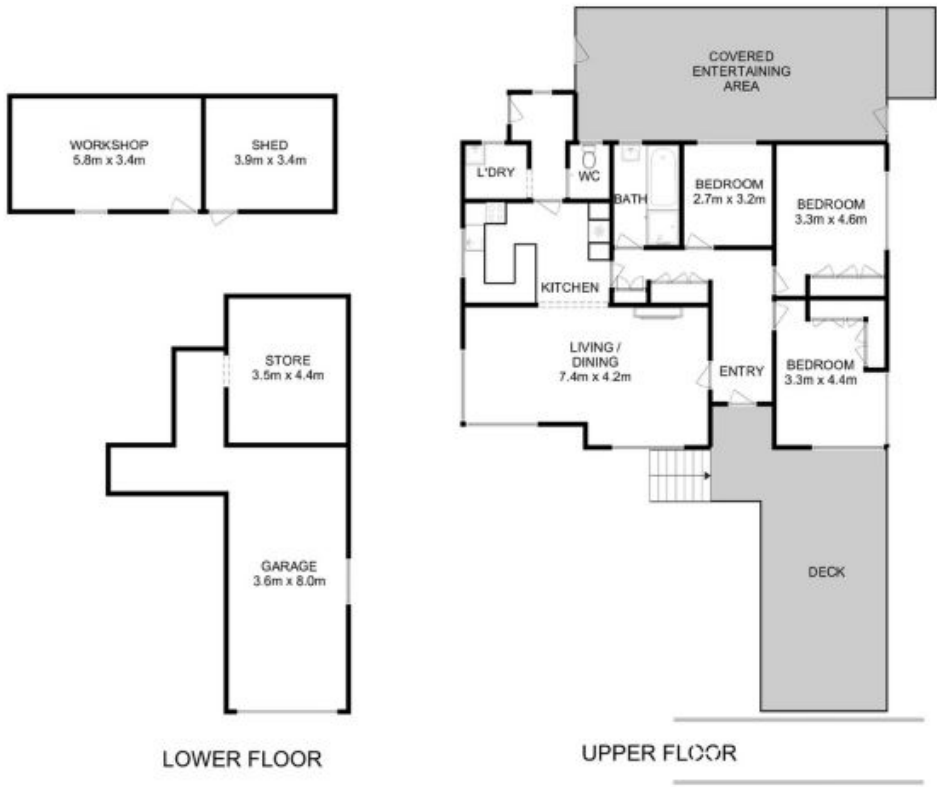
**Council Rates:** \$1,560.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

## Warwick Page

Director & Real Estate Agent

0474122717



LOWER FLOOR

UPPER FLOOR

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com for Ripple.

Approx. floor area (inc. garage & storage) : 183 sqm  
 Approx. outbuilding area : 38 sqm

