



38 Otago Bay Road OTAGO, TAS 
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## You have to inspect to appreciate

Located in the popular riverside suburb of Otago and offered for sale for the first time since 1972, this spacious and incredibly private property offers an idyllic lifestyle just a short 12km drive from Hobart's city centre.

Nestled amongst the trees, the unique mid-60s weatherboard home is inviting and full of character, featuring open plan living with all-day sun and a spectacular outlook over the Derwent River, Bowen Bridge, and both kunanyi/Mt Wellington and Mt Direction.

Outbuildings include a carport, workshop with two separate rooms, a garden shed plus storage space under the house. The sizeable 2916 sqm block contains a prolific vegetable garden, an extensive orchard with 20 fruit trees an enclosed chook pen and plenty of room in the

**Council Rates:** \$1,600.00/year (approx)

### Mel Shutt

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

Approx. floor area : 152 sqm  
 Approx. outbuilding area : 38 sqm

