



## 40 Coolstore Road Huonville TAS

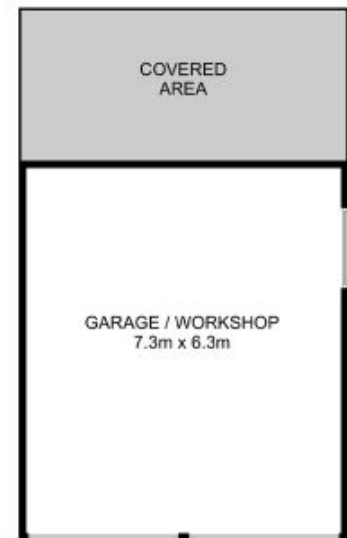
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Located across the road from the beautiful Huon River, this brick veneer home is in need of some renovation and TLC yet offers some fantastic features throughout. Offering 3 large bedrooms, the main with built-in wardrobe and the bathroom has a separate shower, bath and long vanity. The open plan kitchen/dining has an inbuilt gas heater whilst the separate lounge room has an open fire place and French doors leading out to the balcony. All living spaces including the main bedroom boast lovely river views. There are timber floor boards throughout most of the home which would be amazing once repaired and polished. There is a utility room, laundry and toilet at the rear. The double lock up garage has power and a concrete slab and a lean to off the rear for storing wood etc. The gardens are well established on this large block and all within walking distance to the township.

**Building Size** : 153 sqm  
**Land Size** : 799 sqm  
**View** : <https://www.taspr.com.au/7844066>



**Maree Oost**  
**03 6264 2888**



Total Approx. Floor Area : 155 sqm  
 Total Approx. Outbuilding Area : 65 sqm



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