

## 620 Carlton River Road Carlton River TAS

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Forget about luxuries, this sweet river side cottage doesn't get much simpler, but it does offer a fabulous position near Carlton River to renovate and make your own.

Stunning timber floors provide a great foundation for what would be an ideal weekender, AIRBNB (STCA) or first home for those looking to enter the market.

There is one bedroom, flooded with natural light and views to the river, an open plan kitchen and lounge, a large utility room and a partially renovated bathroom, which shouldn't take much to finish off.

With access leading to the riverfront, tall gums provide shade while the kids splash the day away and the boat ramp is just a hop, skip & jump away.

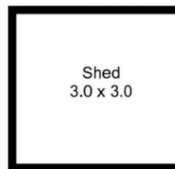
**Price** : \$ 380,000  
**Building Size** : 58 sqm  
**Land Size** : 567 sqm  
**View** : <http://www.katestoreyrealty.com.au/sale/tas/hobart-southern/carlton-river/residential/house/6289719>



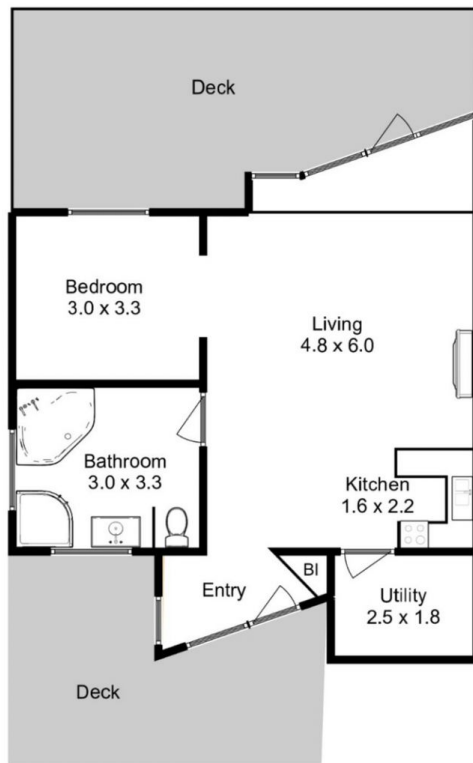
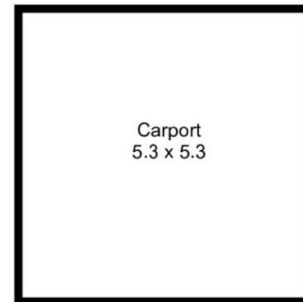
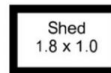
**Donna Wooley**  
03 6265 3000



**Emily Collins**  
03 6265 3000



All measurements are internal and approximate  
This plan is a sketch for illustration not valuation  
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House floor area approx 65sqm