

52 Sunshine Road, Austins Ferry

## Austins Ferry - Sun. Space. Sensible Buying.

Ant's "Fluff-Free" Description...

Some homes try too hard.

This one just quietly does everything right.

Built in 2004. Brick veneer. Solid as a handshake.

Three proper bedrooms. Two bathrooms. Covered outdoor entertaining that actually fits people and furniture - not just a lonely BBQ.

And yes - it lives on Sunshine Road. The name checks out.

FIRST IMPRESSIONS - AND THEY MATTER

- Elevated position capturing excellent sun
- Outlook toward the Derwent River

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**FOR SALE**

Offers over \$695,000

**VIEW**

By Appointment

**AGENTS**

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Quiet, established pocket of Austins Ferry
- Low maintenance brick veneer construction
- Colourbond roof - practical and durable
- Built 2004 - modern enough, not experimental

No renovation headaches. No mystery surprises. Just straightforward living.

#### THE LAYOUT - IT MAKES SENSE

- 3 bedrooms - all with built-in robes
- Primary bedroom with walk-in robe and ensuite
- Central family bathroom - practical and well positioned
- Separate living room - not just shoved into the dining corner
- Open kitchen and dining zone flowing to outdoors
- Covered patio approx 8.6m x 4.4m - year-round entertaining sorted
- Internal area approx 125m<sup>2</sup>
- Single carport plus additional driveway parking
- Small shed for the bits and pieces

It's functional. It's balanced. It works.

#### THE BLOCK - LOW FUSS, HIGH USABILITY

- Approx 604m<sup>2</sup>
- Easy-care gardens
- Room for pets or kids without spending every weekend mowing
- Outdoor space that feels usable, not wasted

Enough space to enjoy. Not so much you need a ride-on mower.

#### THE PRACTICAL STUFF - BECAUSE IT MATTERS

- General Residential zoning
- Mains water and sewer connected
- NBN connected
- Electric air conditioning

- Council rates approx \$2,231 per annum

Everything transparent. Nothing hidden.

#### WHO THIS SUITS

- First home buyers wanting solid, sensible buying
- Downsizers who still want outdoor space
- Investors chasing a proven rental pocket
- Families who value layout over fluff

This is not a "look at me" house.

It's a "live in me comfortably for the next 10 years" house.

And those are the ones that quietly outperform.

Onwards and upwards to your slice of Austins Ferry sunshine!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

#### MORE DETAILS

Property ID	K3J1F
Property Type	House
House Size	125 m2
Land Area	604 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

**Ant Manton 0408 621 856**

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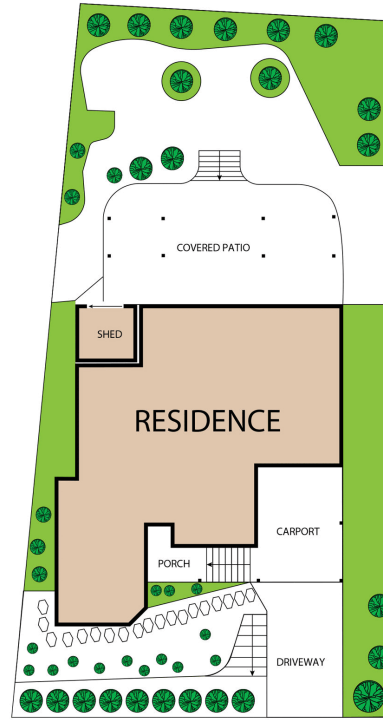
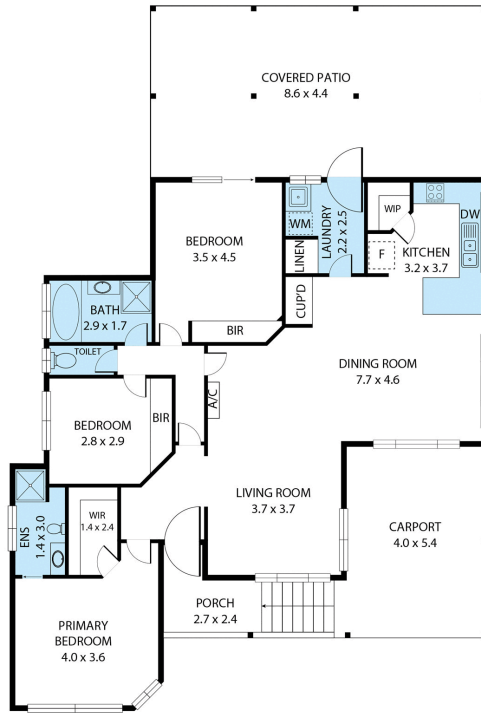
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## 52 Sunshine Road, Austins Ferry

House area: 125sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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