






66 Stony Point Drive, Austins Ferry

Austins Ferry - As New Entertainer on a Virtual Waterfront Block

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

Location - why Whitestone Point wins...

- Premium enclave of near-new homes in a quiet pocket of Austins Ferry
- Virtually waterfront position with Derwent River outlooks from the upper level and easy access to the foreshore
- Quality streetscape, minimal through traffic and that tucked-away feel buyers chase
- Fast access to everyday essentials and a straight shot to Hobart when you need the city
- new construction and design...

4  2  6 

FOR SALE

Offers over \$1.15 Million

AGENTS

Ant Manton
0408 621 856
antmanton@ljhookerpinnacle.com

Zac Flanagan
0466 685 937
zflanagan@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

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.



- Contemporary two-level build presenting like new - move in, start the housewarming
- Materials and layout focused on low maintenance living with strong indoor-outdoor flow
- Double garage with internal access keeps the weather outside where it belongs

Upstairs living - light, views and entertaining...

- Open plan living and dining stepping to a 4.4 x 3.6 m balcony with built-in BBQ
- Kitchen sized for real life at approx 4.0 x 4.7 m with island bench and a proper 2.2 x 2.2 m walk-in pantry
- Guest powder room upstairs so visitors don't wander through the private wing
- Generous main suite upstairs at approx 4.7 x 4.8 m with 3.8 x 1.6 m walk-in robe and an ensuite
- Translation in Ant-speak - views up top, tongs upstairs, life's good!

Downstairs retreat - separation that actually works...

- Three bedrooms serviced by a full bathroom plus separate toilet
- Large rumpus at approx 6.1 x 4.5 m opening to the outdoors
- Separate laundry and extra store room for the gear that breeds when you're not looking
- Teenagers, guests or extended family get their own zone and you keep your sanity

Outdoors and the block...

- Covered patio at approx 7.2 x 3.5 m for all-weather entertaining
- Level lawn for kids, pets and backyard cricket without the mowing marathon
- Driveway parking plus a 5.6 x 5.6 m garage for cars, boards and the box labelled "Miscellaneous"

Everyday practicals...

- 4 bedrooms - 2 bathrooms - 2 additional toilets
- Approx 216m² internal living
- Storage everywhere so the house looks as tidy as the photos
- Floorplan that puts connection upstairs and calm downstairs

Who it suits...

- Upsizers who want space without the renovation circus
- Relocators chasing a near-new home with river outlooks in a blue-chip pocket
- Multi-gen or blended families needing separation without sacrificing together time

How to inspect...

- Open home as advertised or message Ant for a private appointment that suits your week

Documents...

Full information pack available on request

Ant's note...

If you've been waiting for Whitestone Point quality with a virtual waterfront position and an as-new home you won't have to babysit, this is the one.

Bring the tongs - the balcony is ready to audition.

Onwards and upwards to your virtual waterfront stunner!

"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	DBJ1F
Property Type	House
House Size	216 m2
Land Area	623 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Alarm
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

Zac Flanagan 0466 685 937

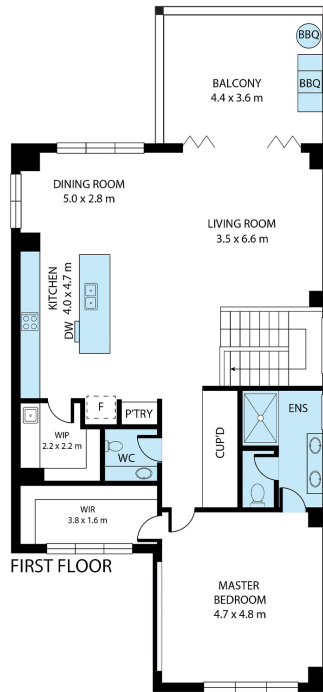
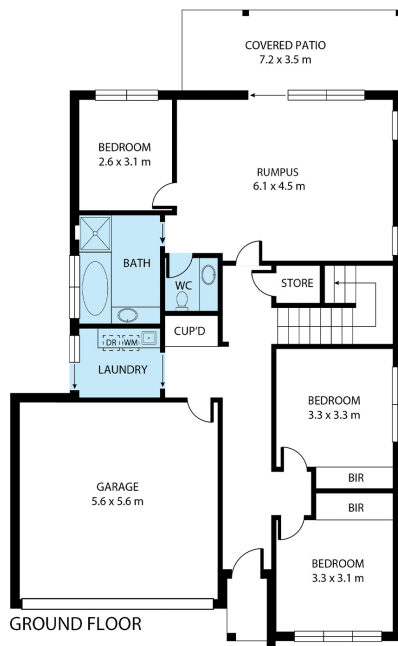
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au





66 Stony Point Drive, Austins Ferry

House area: 216 sqm

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

Real Estate Marketing by nextcreative.com.au

