

## Austins Ferry, 1/3 Willow Walk

### Hallmark Quality Villa in Quiet Austins Ferry Location

This immaculate two-bedroom villa unit at 1/3 Willow Walk, Austins Ferry, presents a perfect opportunity for first home buyers, downsizers, or astute investors.

#### Ideal Location and Modern Comfort:

- Set in a peaceful no-through road, offering a tranquil lifestyle.
- Conveniently close to Claremont Plaza, waterfront, and public transport.
- Just a 20-minute drive to Hobart CBD.

#### Light-Filled Living with Stunning Views:

- A short flight of stairs leads to a welcoming porch with beautiful Mount Wellington views.
- Open-plan living area featuring laminated timber-style floating floors and a sliding door to the backyard.
- Spacious lounge room with stunning mountain views.
- Modern kitchen with ample storage, granite worktops, quality Westinghouse oven,



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**For Sale**  
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[ljhooker.com.au/5WHKFCS](http://ljhooker.com.au/5WHKFCS)

**Contact**  
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**(03) 6272 8177**

Primera ceramic hob, pantry, and stylish subway tiling.

- Daikin floor-standing heat pump ensures year-round comfort.
- Abundance of storage cupboards.

Two Generous Bedrooms:

- Both bedrooms boast built-in robes, custom day-night blinds, and ceiling fans.

Modern Bathroom and Functional Laundry:

- Large shower room with a large shower cubicle, Caesarstone vanity, and a separate toilet.
- Laundry room with access to the single garage.

Single Garage and Outdoor Entertaining:

- Large single garage with automatic roller door, twin windows, and personnel door leading to the garden.
- Perfect for entertaining: a gorgeous covered gazebo with light and power, ideal for alfresco dining.

Low Maintenance Established Garden:

- Landscaped with Tahitian Lime, Crab Apple, and evergreen Magnolia trees.
- Perfect for pets and easy to maintain.

Additional Highlights:

- Double glazing with custom-made day-night blinds throughout.
- Fitted carpets and floating floors for comfort and style.

Rates: \$1600 approx. per year.

Insurance: \$743 approx per year.

Water: \$1000 approx. per year.

Rental appraisal: \$470 - \$510 per week.

Don't miss this immaculate villa offering a perfect blend of style, functionality, and a fantastic location!

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.



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## More About this Property

<b>Property ID</b>	5WHKFCS
<b>Property Type</b>	Unit
<b>House Size</b>	87 m <sup>2</sup>
<b>Land Area</b>	259 m <sup>2</sup>
<b>Including</b>	Toilets (1) Outdoor Entertaining Fully Fenced Remote Garage close to schools & transport sensor lights fans in bedroom Handyman-handle window cleaner gutters

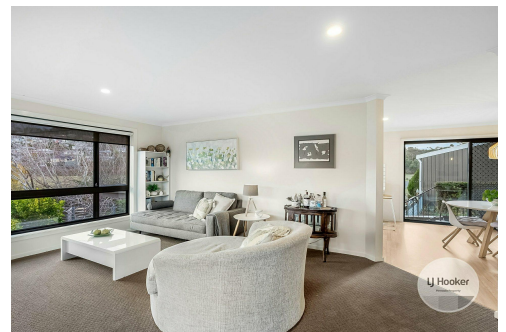
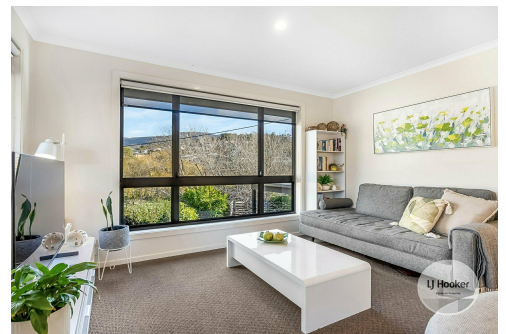
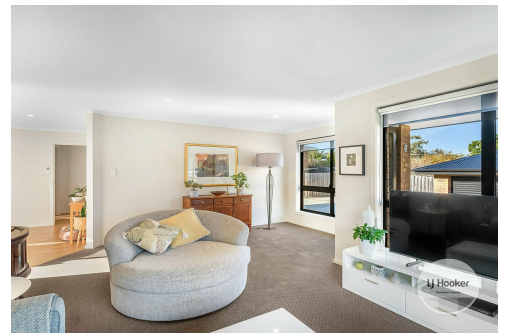
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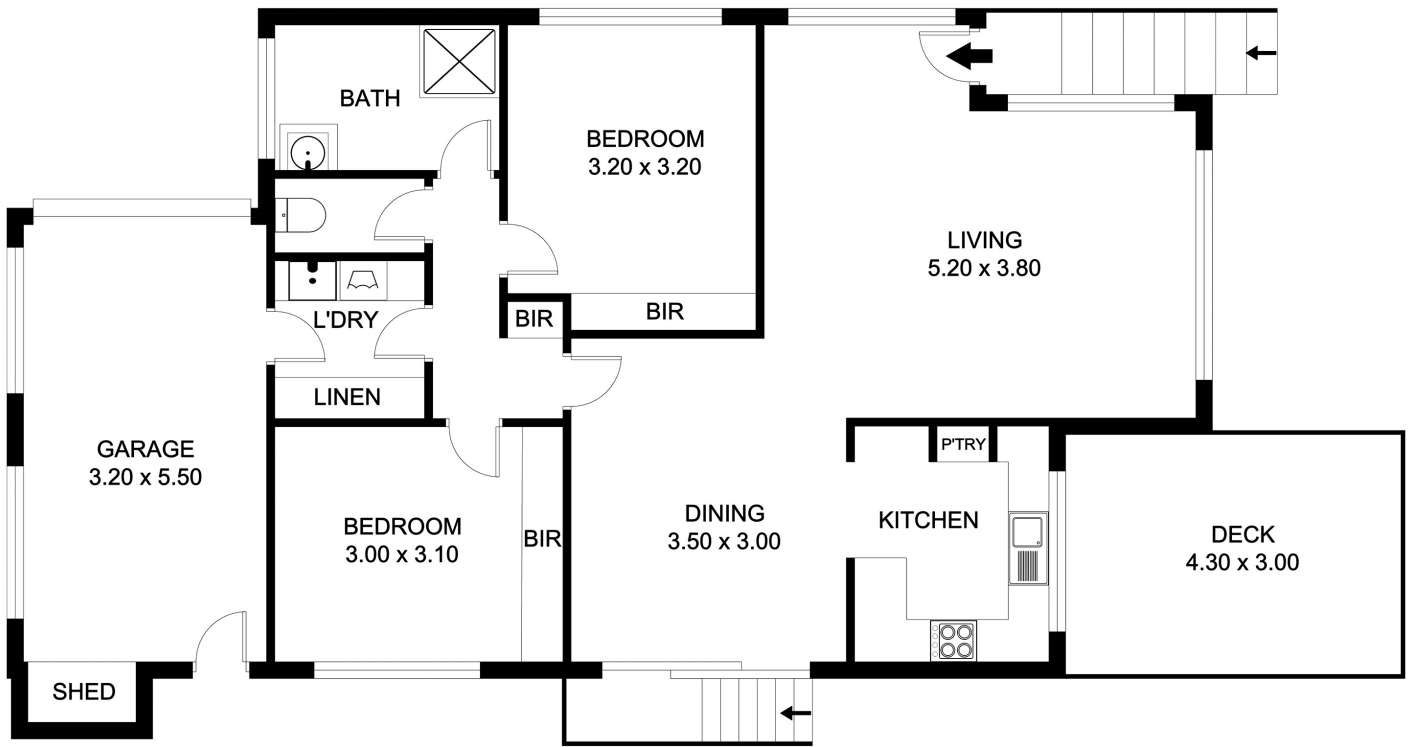
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### 1/3 Willow Walk, Austins Ferry

Total approx. floor area: 87m<sup>2</sup>

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

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