



5 / 75 Mahoney Drive, Austins Ferry

Austins Ferry - Better Than Brand New

Ant's 'Fluff-Free' Description

Brand new, without the wait, the budget blowouts or the bare dirt out the back. This near-new brick villa has already been landscaped, fenced and finished, so the only thing left to do is move in. A media room or third bedroom, a private ensuite, a courtyard that is already done, and upgraded fixtures and fittings throughout, all a few minutes from the Claremont shops.

THE GOOD STUFF

1. That brand-new feeling the moment you walk in, crisp, clean and solid, without a single job waiting for you on the weekend.
2. Three bedrooms, or two plus a media room: a light-filled living and dining that runs the width of the home, and a flexible third room most new builds this size never give you.
3. A courtyard that is already done, paved stepping stones, raised garden beds and a private timber fence, ready for a coffee in the morning sun.

3 2 2

FOR SALE

Offers over \$645,000

VIEW

By Appointment

AGENTS

Ant Manton
0408 621 856
antmanton@ljhpinnacle.com.au

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.



4. A modern kitchen with a stone-look island, pendant lights and quality appliances, the kind of space that makes a Tuesday night dinner feel easy.
5. A main bedroom retreat with its own ensuite and walk-in robe, so the start and end of every day is yours alone.
6. A covered patio off the living room, the easy indoor-outdoor flow that makes a small home live so much bigger.
7. Reverse-cycle heating and cooling throughout, warm in a Hobart winter and cool when summer finally turns up.
8. Upgraded fixtures and fittings right through, the stone-look kitchen, designer tapware, tiled wet areas and quality flooring that lift it well above a standard build.
9. Properly lock-up-and-leave, the low-care home you can close the door on and head away without a worry.
10. Minutes to Claremont shops, Woolworths and the foreshore, with everything the everyday needs close to hand.
11. Around nineteen minutes to the Hobart CBD, close enough for work and play, far enough to feel like a quieter life.

THE BORING-BUT-IMPORTANT BITS

1. Three bedrooms, or two plus a media room, a genuinely flexible extra space for a study, media or guests.
2. Two bathrooms, including a private ensuite to the main bedroom.
3. Two car spaces right at your doorstep.
4. Approximately 79 square metres of comfortable, single-level living.
5. A strata villa, with a body corporate looking after the shared areas; levies and by-laws are available on request.
6. Near-new brick construction, built to last and easy to care for.
7. General Residential zoning, within the City of Glenorchy.
8. Mains power, water and sewer connected, with the NBN available.
9. Reverse-cycle heating and cooling for year-round comfort.
10. A rental appraisal is available, in the order of \$560 to \$620 per week for an investor.
11. Price guide: Offers Over \$645,000.

Homes this easy to own do not sit around, and brand-new without the wait is a rare thing to find. Come and see why this one is better than brand new before someone else beats you to the keys.

Contact: Ant Manton - 0408 621 856 -
antmanton@ljhpinnacle.com.au
Onwards and upwards to your next easy-living chapter!

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

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guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	YWJ1F
Property Type	Villa
House Size	95 m2
Land Area	215 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Built-in-Robes

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhpinnacle.com.au

Zac Flanagan 0466 685 937

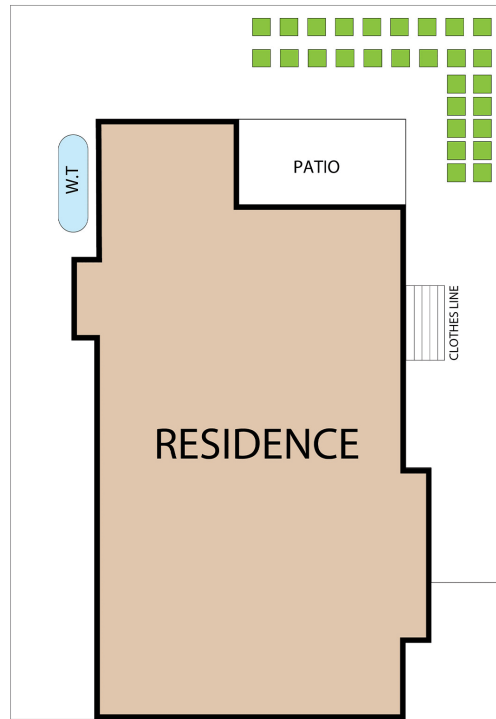
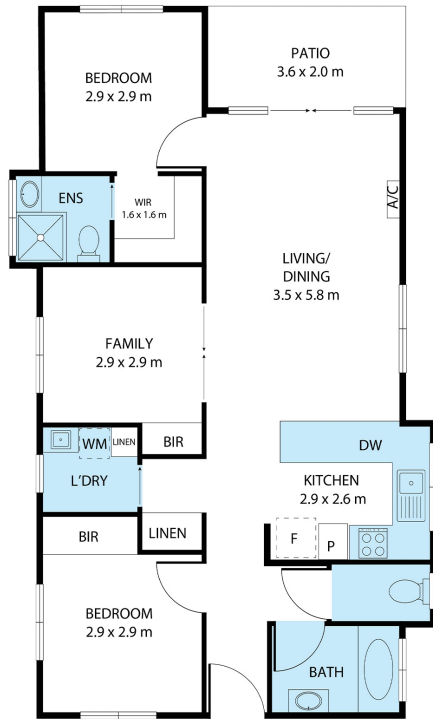
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

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





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Total approx. house area: 79 sqm

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

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