



2/4A Boa Vista Road, New Town

New Town - No Body Corp, No Nonsense...Prime Lifestyle

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

Let's start with the obvious.




Townhouse. New Town. One of four. No strata fees.

That alone gets people interested.

Then you add the space, the layout, the character and a cracking outlook to the mountain, and suddenly it makes a whole lot of sense for both investors and owner-occupiers.

The Good Stuff (and yes, it actually delivers):

- One of only 4 in the complex, offering privacy without feeling boxed in
- No body corporate or strata fees, which keeps your ongoing costs down

3  2  2 

FOR SALE

Offers Over \$729,000

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.

 **LJ Hooker**

- Solid double brick construction with classic Tudor-style character that stands out from the cookie cutter crowd
- 3 genuine bedrooms, all well sized with built-in storage and good natural light
- 2 bathrooms, including a practical layout for shared living or guests
- Split-level design that separates living and sleeping zones for better day to day functionality
- Spacious open plan living and dining area that comfortably fits full size furniture
- Large windows capturing natural light and framing views of the mountain from the living area
- Elevated feel from the main living zone, adding both outlook and privacy
- Functional kitchen with good bench space, storage and a layout that actually works for everyday use
- Heat pump providing both heating and cooling for year round comfort

Outdoor and Practical Features:

- Fully fenced front and rear yards, recently updated and easy to maintain
- Private outdoor spaces ideal for relaxing, entertaining or a small pet
- Low maintenance gardens with enough space to enjoy without creating extra work
- Garden shed for additional storage
- Undercover carport plus extra off street parking

Investor Angle, Clean and Simple:

- Low maintenance property in a consistently high demand suburb
- Strong rental appeal with 3 bedrooms and 2 bathrooms
- No strata fees means better long term returns and fewer complications
- Layout suits shared living, young professionals or small families
- Solid construction helps reduce ongoing maintenance surprises

Location, This Is Why People Buy New Town:

- Easy walk to local cafes, pubs, parks and schools

- Minutes to North Hobart's food strip and lifestyle precinct
- Quick and easy access into the Hobart CBD
- Proven suburb with strong long term demand from both renters and buyers

The Practical Bits:

- Land size approx. 534m²
- Year built circa 1980
- Construction double brick with tiled roof
- Heating and cooling via heat pump
- Services include mains water, sewer, power and NBN
- Zoning Inner Residential

Final Word (the honest bit):

It's not trying to be flashy.

It's just a really solid, well-located property that stacks up where it matters.

And in a suburb like New Town, that's exactly what people keep coming back for.

Onwards and upwards to your slice of New Town convenience!

"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	RJJ1F
Property Type	House
House Size	112 m2
Land Area	534 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Built-in-Robes
	Fully Fenced

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

Zac Flanagan 0466 685 937

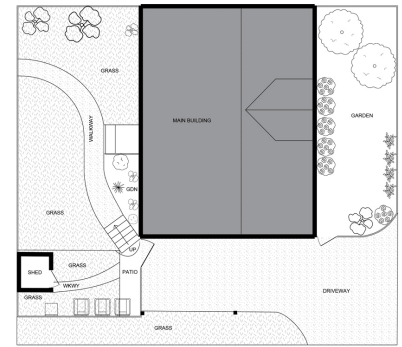
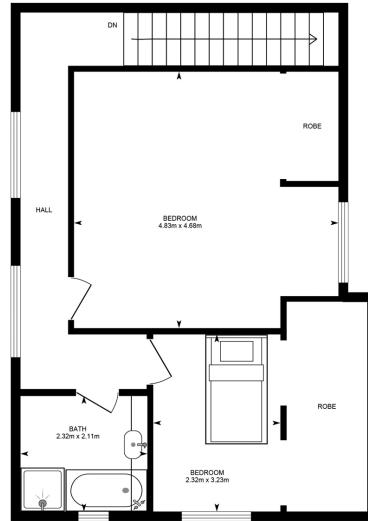
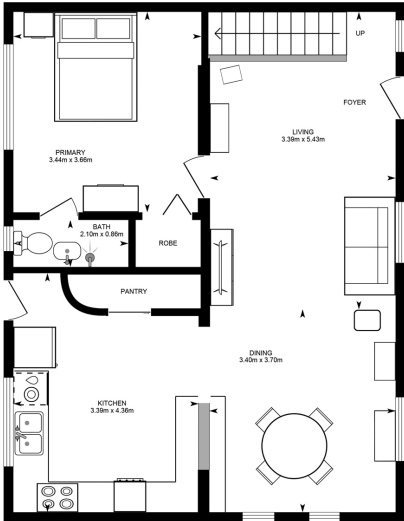
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

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





2/4A Boa Vista Road, New Town

House area: 112 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



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.

