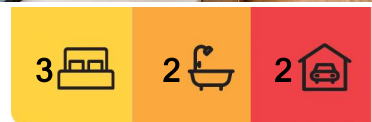


## New Town, 2/6 Dowding Crescent

New Town - Stylish, Sunlit, and Seriously Low-Maintenance in Garrington Park Estate!

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

- \* Spacious living and dining area bathed in natural sunlight thanks to oversized windows - perfect for lounging, entertaining, or soaking up the winter sun with a cuppa.
- \* Open-plan kitchen fitted with premium 'ILVE' appliances, gas cooking, and mains gas hot water - a winning combo of style and energy efficiency to keep the bills low and the meals gourmet.
- \* Three generously sized bedrooms upstairs, each with built-in robes - finally, enough space for your wardrobe dreams or that extra storage we all need.
- \* Main bedroom comes with a sleek private ensuite - perfect for sneaking away for a



**For Sale**  
Offers Over \$795,000

**View**  
[ljhooker.com.au/5X3AFCS](http://ljhooker.com.au/5X3AFCS)

**Contact**  
**Ant Manton**  
0408 621 856  
[antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)



**Disclaimer:** 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.

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moment of peace (or hiding from the kids!).

- \* Separate laundry tucked neatly downstairs for practicality, along with a powder room so guests don't need to wander upstairs.

- \* Secure, private, and low-maintenance backyard - big enough for a summer BBQ, small enough to ensure your weekends are free of mowing marathons.

- \* Single car remote-controlled garage with internal access, plus an additional off-street parking spot - bring your car, motorbike, or even your mate's Ute.

- \* All the local perks you could ask for: just a stone's throw from New Town Plaza for shopping, public transport for easy commuting, and excellent local schools.

- \* Park next door for morning walks, letting the kids burn off energy, or just relaxing under the trees - your new extended backyard!

Why Garrington Park Estate?

- \* New Town's newest and most sought-after development offers a rare combination of modern convenience, community vibe, and style. With sleek, contemporary homes, beautifully landscaped surroundings, and easy access to Hobart's CBD, this estate is all about living your best life.

- \* Whether you're a first-home buyer, a downsizer, or an investor, this is a smart move in a premium location.

- \* This is modern living at its best - practical, stylish, and in a prime location. Don't miss your chance to call it home - act fast, or someone else will!

Onwards and upwards to your stylish New Town townhouse!

"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.



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## More About this Property

<b>Property ID</b>	5X3AFCS
<b>Property Type</b>	Townhouse
<b>House Size</b>	144 m <sup>2</sup>
<b>Land Area</b>	330 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

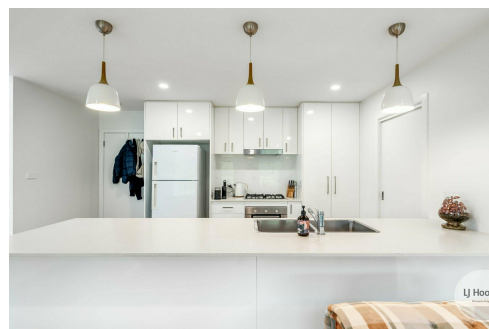
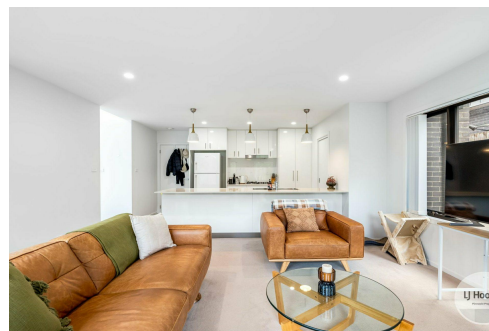
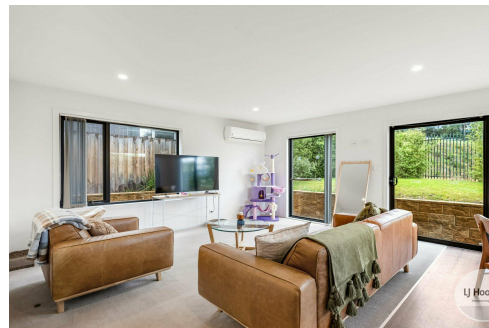
**Ant Manton 0408 621 856**

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

**LJ Hooker Pinnacle Property (03) 6272 8177**

402 Main Road, GLENORCHY TAS 7010

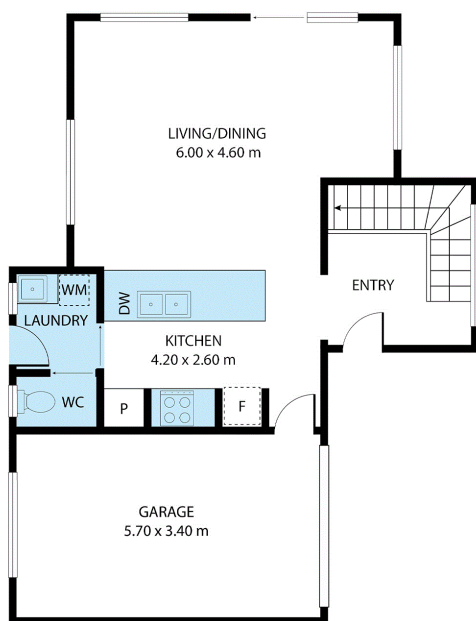
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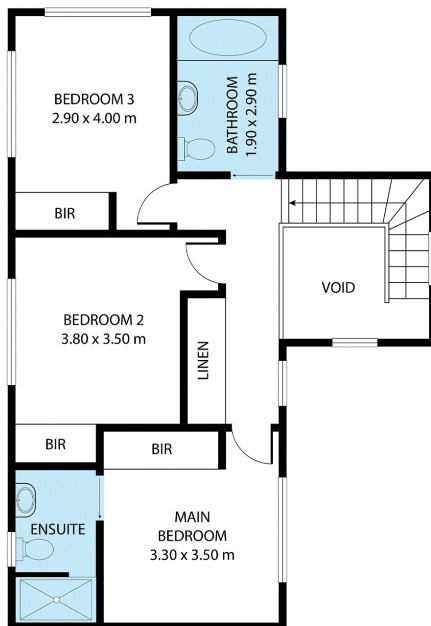
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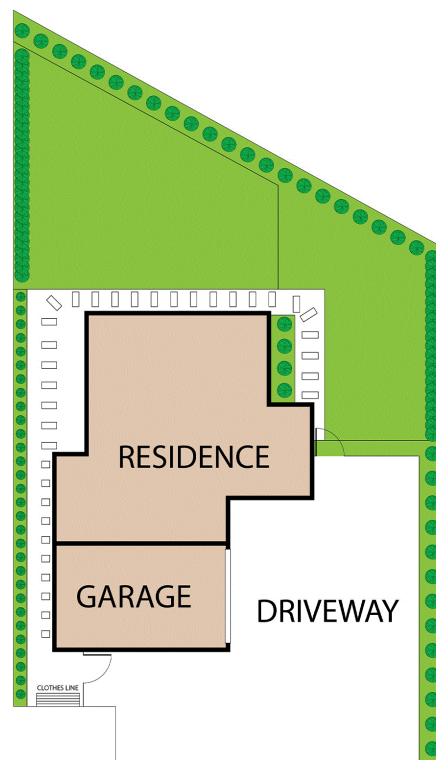




GROUND FLOOR



FIRST FLOOR



## 2/6 Dowding Crescent, New Town

House area: 144 sqm

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

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