



1 Wellbor Road, Snug

A Fresh Start Awaits in Snug — Vacant Possession

Offering an appealing combination of comfort, character and lifestyle, this beautifully presented home provides an outstanding opportunity to secure a property in the highly regarded community of Snug. Beautifully maintained and in very good condition throughout, the home has clearly been well cared for and offers an inviting sense of warmth and quality from the moment you arrive.

Inside, the home is light, spacious and exceptionally welcoming, with generous living areas complemented by attractive timber features and an abundance of natural light. The well-appointed kitchen provides excellent functionality, with ample bench space, timber cabinetry and a practical open connection to the dining area. The comfortable living space creates an ideal environment for relaxing with family and friends, while the home's thoughtful layout provides plenty of flexibility for everyday living.

One of the standout features is the wonderful, covered timber entertaining deck, providing a delightful outdoor space to sit back, relax and take in the peaceful surroundings. The outlook across the neighbouring landscape towards the surrounding hills adds an appealing sense of space and tranquility, creating an ideal setting for

3 1 2

FOR SALE
Offers Over \$770,000

VIEW
By Appointment

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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

morning coffee, afternoon relaxation or entertaining guests.

The huge block of approx. 1067m2 is neatly kept and a bonus is the double garage with a secondary access… making loading and offloading a breeze.

The overall presentation is a real highlight, with the property demonstrating a genuine pride of ownership. Clean, tidy and exceptionally well maintained, this is a home that feels ready to move straight into and enjoy, without the immediate need for major improvements. The combination of its excellent condition, generous living spaces, outdoor entertaining and peaceful setting makes it equally appealing to homeowners, downsizers, investors or those seeking a relaxed lifestyle within easy reach of Hobart.

Walk to Snug School, Tavern, IGA Supermarket, Post Office and takeaway shops to name but a few. Snug and Coningham Beaches are also only a short drive away.

Situated in the welcoming township of Snug, this is an opportunity to enjoy the best of the Channel lifestyle, surrounded by natural beauty while remaining conveniently positioned for local amenities and the city. Properties offering this level of presentation, comfort and lifestyle appeal are not to be overlooked — inspection is highly recommended.

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	XPJ1F
Property Type	House
House Size	139 m2
Land Area	1067 m2
Including	Toilets (1)
	Balcony
	Built-in-Robes

Michael Kingston 0408 145 380

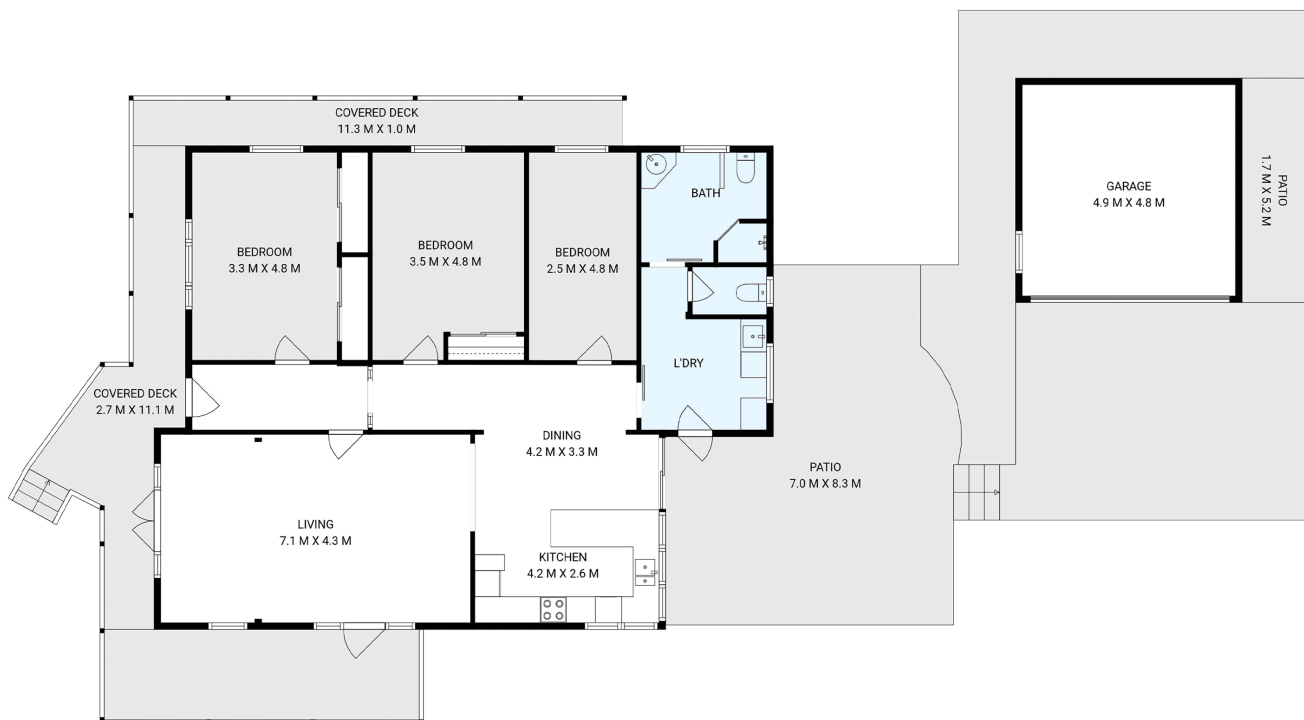
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Approx. house area: 145 sqm

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

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