






130 Snug Falls Road, Snug

## Space, Serenity & Scenic Surrounds

Positioned in one of the Channel region's most peaceful settings, 130 Snug Falls Road, Snug offers an exceptional lifestyle opportunity surrounded by nature, privacy and breath taking scenery. Over 28 acres is set against a backdrop of sweeping hillside views, water views and tranquil bushland, this beautifully presented home combines modern comfort with the relaxed charm of country living.

Inside, the home has been thoughtfully updated with a stylish modern kitchen designed for both functionality and entertaining, while brand new carpets throughout create a fresh, warm, and inviting feel. Large windows capture the stunning outlook across the rolling hills, filling the home with natural light and allowing you to enjoy the changing landscape in every season. The sprawling entertainer's deck is a fantastic, prime spot for taking in the views, alfresco dining or just grabbing a drink and soaking up the sunshine.

There are three bedrooms upstairs with the main bedroom boasting an ensuite and a water view to wake up to and greet you every morning. The downstairs area has a fourth bedroom, toilet, shower and laundry. Also there is a relaxing tv room (an ideal set up for teenagers).

4  2  3 

### FOR SALE

Offers Over \$950,000

### VIEW

Sat 23rd May @ 11:30AM - 12:00PM

### AGENTS

Michael Kingston  
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Jessica Frost  
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### 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**

Perfectly suited for families, lifestyle seekers or those looking for a peaceful retreat, the property offers direct access to some of the area's most loved walking and hiking trails, including the popular Snug Falls walk leading to the stunning waterfall and surrounding rainforest.

The spacious and versatile workshop features ample room for projects and workspace, a functional loft area for added storage and a cosy wood heater to keep the space warm year-round.

Spend your weekends exploring nature, enjoying nearby beaches, cafes and local amenities, all just a short drive from the heart of Snug and approximately 30 minutes from Hobart's CBD. Combining modern updates, serene surroundings and an enviable lifestyle location, this is a rare opportunity to secure your own slice of Southern Tasmania's natural beauty.

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	S3J1F
Property Type	House
House Size	180 m2
Land Area	28.71 acre
Including	Air Conditioning
	Fire Place
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Water Tank

**Michael Kingston 0408 145 380**

Property Representative | [mkingston@ljhpinnacle.com.au](mailto:mkingston@ljhpinnacle.com.au)

**Jessica Frost 0457 123 101**

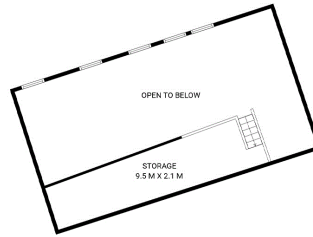
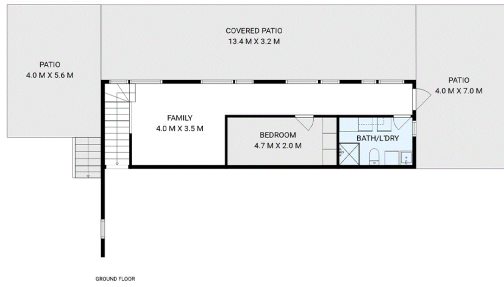
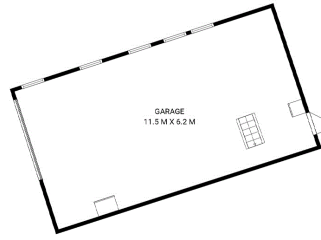
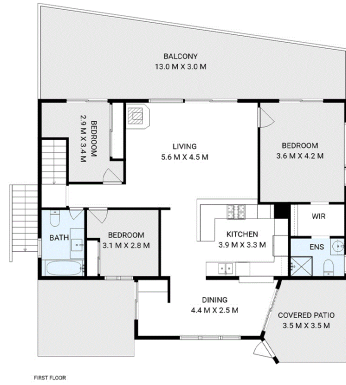
Executive Assistant to Michael Kingston | [jfrost@ljhpinnacle.com.au](mailto:jfrost@ljhpinnacle.com.au)

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**130 Snug Falls Road, Snug**  
House area: 180 sqm

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

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