



Snug, 2 Snow Gum Drive

Modern Design Meets Everyday Convenience in Snug

A great opportunity to own a family home. This ultra – handy location has the Post Office, Butchery, corner shop, IGA Supermarket, Chemist and Snug Hotel all within easy walking distance.

With a sunny orientation, this gorgeous home traps a lot of natural warmth and is insulated in the ceiling, walls and underneath the floor too. A big freestanding Norseman wood heater and Daikin heat pump provide a temperate living zone.

Lots of windows (which are all double glazed) allow maximum light and the high ceilings give a feel of spaciousness.

The kitchen has plenty of bench space and there is enough room for a large dining table. 3 bedrooms are cleverly tucked away from the main living area and have built ins robes or nearby storage with the main bedroom having an ensuite.

Level gardens have numerous active nut and fruit trees, a garden shed and secure fencing. A gorgeous feature is the spa…… which can be used any day or even looks more romantic of an evening with lighting and maybe a nice glass of bubbly!

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For Sale

Offers Over \$735,000

View

ljhooker.com.au/5WW1FCS

Contact

Michael Kingston

0408 145 380

mkingston@ljhookerpinnacle.com

Nerada Ball

0400 055 157

nball@ljhookerpinnacle.com



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A private porch area boasts a feature pond and is enclosed to be best utilised as a BBQ or outside dining area. This could just as easily be an area for a quiet drink or a restful spot to enjoy a bit of reading. Also, 36 solar panels (8.4kw) on the roof will ensure the electricity bills are kept down to an absolute bare minimum.

The owners are also happy to leave their storage container which measures approx. 6m x 2.4m.

Close by are the walking tracks that peacefully wind down alongside the Snug River to the beach, where there are lovely picnic spots galore.

Explore the popular Snug Falls waterfall and trails as well as the sandy beaches of Coningham that are only a very short distance away.

Be sure to check out this beautiful property. You are bound to be impressed!

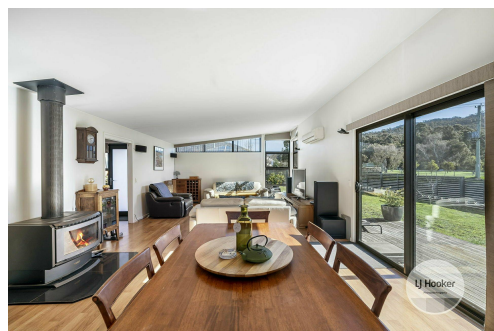
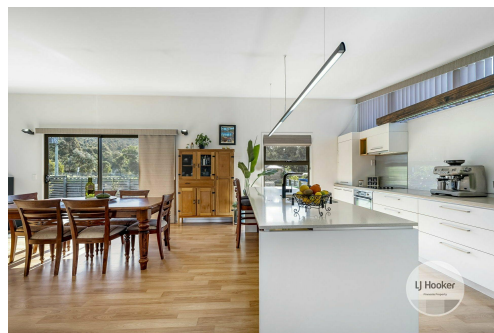
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

More About this Property

Property ID	5WW1FCS
Property Type	House
House Size	124 m2
Land Area	770 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Fully Fenced Solar Panels

Michael Kingston 0408 145 380
 Property Representative | mkingston@ljhookerpinnacle.com
Nereda Ball 0400 055 157
 Executive Assistant to Michael Kingston | nball@ljhookerpinnacle.com

LJ Hooker Pinnacle Property Rentals (03) 6272 8177
 122 Murray Street, HOBART TAS 7000
pinnacleproperty.ljhooker.com.au | hello@ljhookerpinnacle.com



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House area: 124 sqm

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

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