



21 Taranaki Place, Snug

Snug - 1230sqm On The River's Edge, Try Finding That Again

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

Beaches, space, a real community and the city still within reach. This riverside home is set up properly behind the scenes and built for relaxed channel living.

THE GOOD STUFF:

- A large 1230sqm block on the river's edge in the channel village of Snug
- An open-plan living, dining and kitchen zone flowing to a covered sun deck
- A clever split layout, three bedrooms and main bathroom one end, primary suite the other
- A home office for the work-from-home crowd
- A warm pellet fire anchoring the living area when the Channel weather rolls in

3 2 6

FOR SALE

Offers over \$875,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
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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.



- A generous covered deck looking toward the Snug Tiers River
- Garage, carport and two garden sheds keeping the toys and tools sorted
- Strong solar, rainwater storage and a roof-space heat-recovery system
- Approximately 128sqm of well-planned home
- Beaches, foreshore and the Snug River close for the everyday
- Easy run to Kingston amenity and on to the Hobart CBD

THE BORING-BUT-IMPORTANT BITS:

- Bedrooms: 3, plus 1 office
- Bathrooms: 2
- Internal: approx 128sqm
- Land size: approx 1230sqm
- Car: garage plus carport, and two garden sheds
- Heating: pellet fire, plus roof-space heat-recovery system
- Sustainability: strong solar and rainwater storage
- Outdoor: covered sun deck overlooking the Snug Tiers River
- Outlook: river's edge
- Council: Kingborough Council (rates approx \$1,850 pa)
- Price: Offers over \$875,000

21 Taranaki Place won't sit around quietly. At Offers over \$875,000, the smart money moves first

and the numbers do the talking.

Call Ant before someone else does the same sums you just did.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your riverside channel lifestyle!

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	T8J1F
Property Type	House
House Size	128 m2
Land Area	1230 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Fire Place
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Ant Manton 0408 621 856

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House area: 128 sqm

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

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