



21 Taranaki Place, Snug

## Snug - 1230sqm on the River's Edge - Try Finding That Again

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

Let's not muck about - the headline here is space. Inside, out, and right down to the river's edge.




This is a beautifully presented, single-level home tucked into a quiet cul-de-sac in one of Snug's most tightly held pockets, and it sits on a whopping 1230sqm approx block that runs out toward the Snug Tiers River.

The outlook is gorgeous, the only soundtrack is birdlife, and you'd swear you were miles from the city - yet Hobart is a straight run up the highway. It's the kind of home you settle into and don't bother leaving.

The design is simple and it just works. One end holds three bedrooms (or two and a study), the main bathroom and laundry; the other end is given over to a large primary suite with walk-in robe and ensuite - with the open living, dining and kitchen sitting right in the middle, keeping the parents' retreat well clear of the kids' wing.

What makes it work:

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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**FOR SALE**

Offers over \$875,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

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 **LJ Hooker**

- Single-level throughout - no stairs, no compromise, easy living for every stage of life
- A large open-plan living, dining and kitchen zone that flows straight out to a covered sun deck - one generous space for the whole family to gather, cook and unwind
- A clever split layout - three bedrooms, main bathroom and laundry at one end, the primary suite privately tucked at the other
- A warm pellet fire anchoring the living area - the spot you'll gravitate to when the Channel weather rolls in
- A dedicated home office - a proper one, not a cupboard with ambition
- A generous covered deck looking toward the Snug Tiers River - made for long lunches and lazy afternoons
- A massive 1230sqm approx allotment, level and fully fenced, backing onto bush and the rivulet - room for kids, dogs, a trampoline, a cricket pitch and whatever else the family throws at it
- A riverside walk on your doorstep - stroll the river's edge to Snug Primary School, the shops and public transport in just a couple of minutes
- Garage, carport and two garden sheds keeping the toys and the tools sorted
- Sensibly set up behind the scenes - strong solar, rainwater storage and a roof-space heat recovery system keeping it warm and dry year-round

About 30 minutes south of Hobart, Snug delivers that relaxed Channel-side village life - beach, primary school, store, Snug Falls and a growing village centre all on the doorstep, with Kingston and the city an easy run up the highway. Quiet enough for the retiree, roomy enough for the growing family. Low-maintenance home, high-impact land, on the river's edge in a tightly held pocket. That combination is rare. Come and see for yourself - you'll be pleasantly surprised.

3 bed | 1 office | 2 bath | 1230sqm approx | garage + carport | approx. 128sqm home

Onwards and upwards to your slice of Snug paradise!

"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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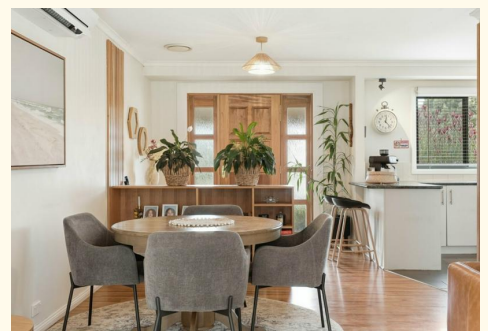
### Zac Flanagan 0466 685 937

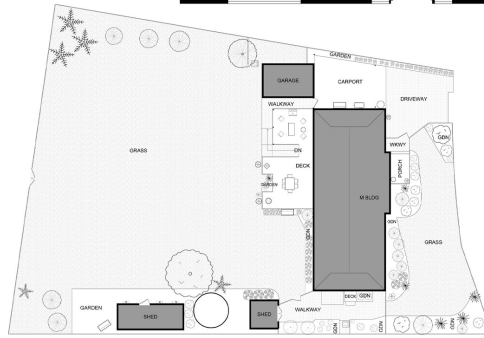
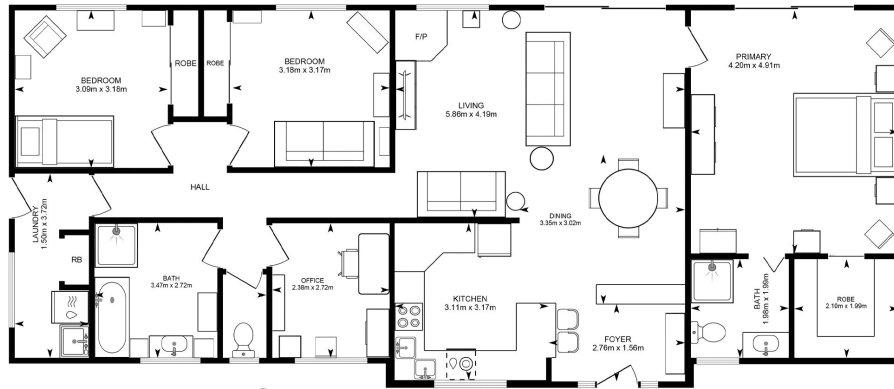
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**21 Taranaki Place, Snug**

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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