

# 2089 Channel Highway, Snug, Tas 7054

## House For Sale

Thursday, 22 February 2024



2089 Channel Highway, Snug, Tas 7054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 933 m2**

**Type: House**



Belinda Mudge



Helen Lehane  
0400339054

## Offers Over \$595,000

Welcome to your potential new home, a charming weatherboard 1968 character house conveniently located within close distance to the water. With three bedrooms, one bathroom, and an inviting open plan living area, this property offers a comfortable and practical living space. Step inside to discover the polished floors throughout, adding warmth and character to the home while evoking a sense of nostalgia. Enjoy the abundant natural light that fills the home, complemented by its north-facing aspect, creating a warm and inviting atmosphere throughout. On cooler days, cosy up by the wood heater, adding an extra layer of comfort and ambience to the living space. Step outside to explore the covered area at the rear of the property - conducive for outdoor entertaining or simply relaxing with family and friends.

Additionally, the property features a large double garage with a concrete slab and power, offering ample space for cars and serving as a potential workshop or additional storage area to cater to various needs and interests. There is also plenty of off-street parking available for your trailer, boat, and caravan. Situated on a generously sized, fully fenced block, this property ensures security, creating a great setting for you and your loved ones to enjoy. Conveniently situated right outside your front gate, the 'Snug to Margate Shared Path' offers easy access to nearby amenities and recreational areas, including Peggys Beach Reserve, a mere 10-minute walk or 3-minute bike ride away, and Snug Beach, just a 28-minute walk or 10-minute bike ride, inviting leisurely days by the water. This property presents an appealing opportunity for first-home buyers or investors, owing to its convenient location and promising growth potential. Situated within the intake area for Snug Primary School, a reputable institution renowned for its inclusive approach and high educational standards, it also caters to young families seeking convenience and quality education. Additionally, the area provides easy access to other nearby reputable schools, further enhancing its appeal. This weatherboard 1968 character home offers a comfortable and practical living space in a convenient location. Schedule a viewing today and discover the possibilities that await you.

- 3 bedroom, 1 bathroom house on 933m<sup>2</sup> block
- North-facing with ample natural light
- Polished floorboards
- Open plan living
- Cozy wood heater
- Double garage with concrete slab and power
- Generous off-street parking available for trailer, boat, and caravan
- Located within the intake area for Snug Primary School
- Walking distance to Peggys Beach Reserve and Snug Beach
- 12-minute drive to Kingston CBD
- 25-minute drive to Hobart City

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.