

# 30 Open Drive, Snug, Tas 7054



## Sold House

Tuesday, 15 August 2023

30 Open Drive, Snug, Tas 7054

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 606 m<sup>2</sup>

Type: House

## Contact agent

Situated in a quiet, picturesque part of Snug, in a no-through street, so close to the primary school, this four-bedroom plus study home is the perfect easy lifestyle choice or investment property. The central hub of the 2015 built home is a modern kitchen boasting stainless steel appliances, quality cabinetry and bench tops and a breakfast bar for casual dining. The light filled, open plan living/dining area faces almost directly north and has a sliding glass door which opens out to the fully fenced back garden. The use of timber-look floating floors throughout the main traffic area gives a contemporary feel and is a very sensible decision for the busy family. Warmed, not only by the perfect, sunny aspect but by a split system air conditioner or the enclosed wood heater and with the addition of insulation to the walls, floor and ceiling, the home is warm and cosy throughout, all year round. The hallway leads to four good sized bedrooms all with built in wardrobes, the master with a walk-in. The family bathroom is large and bright with a generous vanity, a bathtub for the kids and a separate toilet. The master bedroom has its own ensuite. A shipping container outside keeps all your tools locked safely away and can remain at the buyer's request. The raised garden beds surrounding the yard enable home-grown veggies without breaking your back and a variety of fruit trees and berries are already in place to enjoy. There is plenty of off-street parking for multiple vehicles, a trailer, boat or caravan. The popular Snug Primary School is very nearby so the kids can be home minutes after the end of their day. Snug Beach is renowned as a safe swimming spot and is a great place to spend the summer relaxing, a short drive, up Snug Tiers Road, will see the more active hiking to Snug Falls. It's only 15 minutes to major shopping in Kingston and less than 30 minutes to Hobart, but the expanding community itself has an awesome IGA Supermarket, a medical centre, pharmacy, service station, corner shop, post office, butcher, pub, caravan park and café. If you're looking for a modern, low maintenance home or a sound investment in a desirable location, call today. • 4 bedrooms plus a study • Dishwasher • Daikin heat pump • Kalora wood heater • Fully fenced • Optional shipping container

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.