

1/3 Willow Wk, Austins Ferry, TAS 7011

Sold - 17/07/2024

Unit 2  1  1 



## Hallmark Quality Villa in Quiet Austins Ferry Location

This immaculate two-bedroom villa unit at 1/3 Willow Walk, Austins Ferry, presents a perfect opportunity for first home buyers, downsizers, or astute investors.

**Open for Inspection**

By Appointment.

### Ideal Location and Modern Comfort:

- Set in a peaceful no-through road, offering a tranquil lifestyle.
- Conveniently close to Claremont Plaza, waterfront, and public transport.
- Just a 20-minute drive to Hobart CBD.

### Light-Filled Living with Stunning Views:

- A short flight of stairs leads to a welcoming porch with beautiful Mount Wellington views.
- Open-plan living area featuring laminated timber-style floating floors and a sliding door to the backyard.
- Spacious lounge room with stunning mountain views.
- Modern kitchen with ample storage, granite worktops, quality Westinghouse oven, Primera ceramic hob, pantry, and stylish subway tiling.
- Daikin floor-standing heat pump ensures year-round comfort.
- Abundance of storage cupboards.

### Two Generous Bedrooms:

- Both bedrooms boast built-in robes, custom day-night blinds, and ceiling fans.

### Modern Bathroom and Functional Laundry:

- Large shower room with a large shower cubicle, Caesarstone vanity, and a separate toilet.
- Laundry room with access to the single garage.

### Single Garage and Outdoor Entertaining:

- Large single garage with automatic roller door, twin windows, and personnel door leading to the garden.
- Perfect for entertaining: a gorgeous covered gazebo with light and power, ideal for alfresco dining.

### Low Maintenance Established Garden:

### Listed By

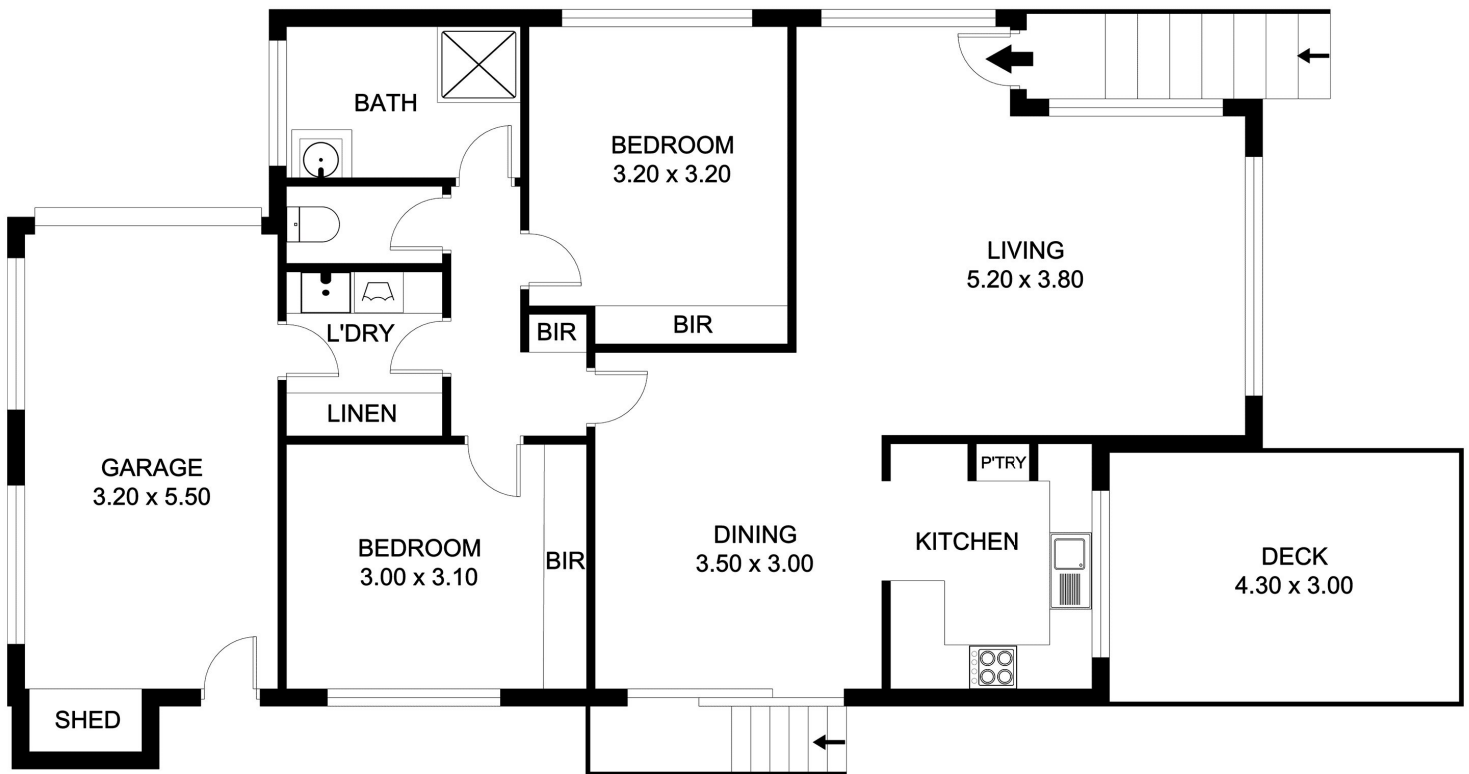
Stuart Whyment

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## Floorplan



### 1/3 Willow Walk, Austins Ferry

Total approx. floor area: 87m<sup>2</sup>

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

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 LJ Hooker