



**SNUG**  
7 Tanners Road

4  2  3 

## POTENTIAL + LOCATION = OPPORTUNITY

Offering to the market is this spacious weatherboard single level home comprising of 4 bedrooms, 2 bathrooms and 2 living areas.

The location is in a small cul-de-sac and offers fantastic views across the Derwent river and encompasses Bruny Island and Coningham coast line.

Situated close to the village of Snug, and easy commuting distance to central Kingston and Hobart. The land is approx. 2000m<sup>2</sup> (1/2 acre) of level space for gardens and kids to play and there is a separate double garage with a carport.

This home would benefit from a modern makeover to maximise its potential. It offers a timber kitchen which is functional and offers good storage and there is a cozy wood heater and a heatpump for year round temp control.

The main bedroom is huge with a bay window and there is a modern large ensuite.


The additional bedrooms are all good sizes and bedroom 2 has a built in robe.

This home offers so much potential and the location is wonderful which results in an outstanding opportunity for an astute purchaser

<b>Property ID:</b>	20556652
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	149
<b>Garages:</b>	2
<b>Carports:</b>	1

### AGENT

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All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com

Total Approx. Floor Area : 144 sqm  
 Total Approx. Outbuilding Area : 36.6 sqm