




1 Duval Drive OLD BEACH, TAS 
 3  2  1

## IDYLLIC GATED COMMUNITY JUST 15 MINUTES TO THE CITY

Rarely do opportunities present like this in Tasmania where you have the security of a gated community, proximity to the city and amazing mountain and water views. 1 Duval Drive will tick all the boxes and can provide convenience for so many buyers including families, investors or even the retiree looking to enjoy time travelling knowing your home is a lock and leave proposition.

The gated estate is only a fifteen-minute Drive to the Hobart CBD and features its own private lake, walking tracks, communal orchard and recreation area.

The entry level provides two good size bedrooms with built ins and access to a two-way bathroom and adjacent laundry. Also, on the first level is office space and a living room with access to the rear yard with decking and private fully fenced grounds. The master bedro

**Council Rates:** \$1,110.00/year (approx)

**Water Rates:** \$1,000.00/year (approx)

**Strata Rates:** \$1,400.00/year (approx)

**Angelina Drobina**

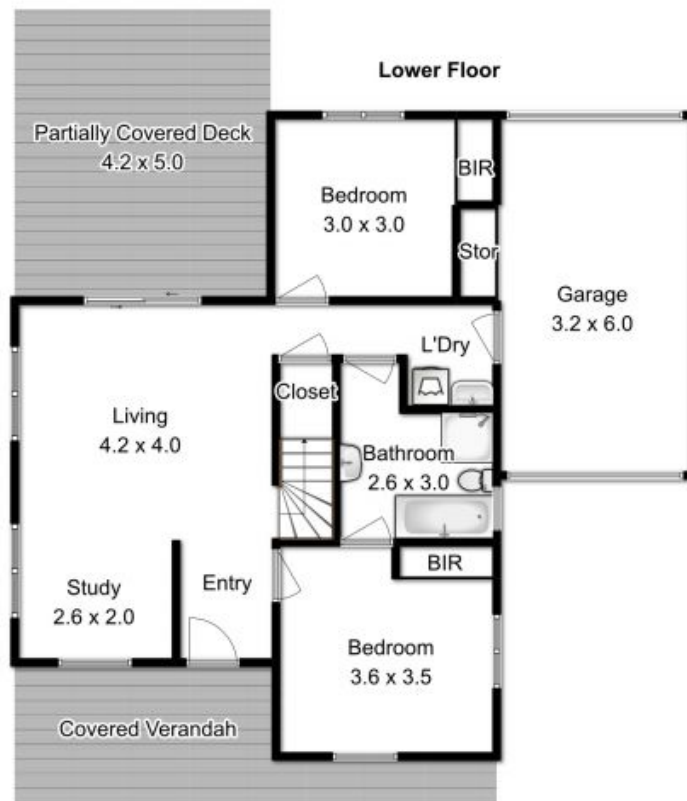
Principal

0416163014

**Warwick Page**

Director & Real Estate Agent

0474122717



**Total Floor Area: 153 sqm**

This is a sketch for illustration, not valuation.  
 All measurements are internal and approximate.  
 Produced by open2view.com

