



9 Merley Road AUSTINS FERRY, TAS



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## Beautifully presented & maintained 3 bedroom home close to the rivers edge

A highly sought location that is only a very short walk to the edge of the Derwent River and local boat ramp which anyone who loves fishing, boating or just want the lifestyle will truly appreciate.

In entering this well presented home you are taken into the entry hall which takes you into the spacious open plan living area, Flowing off the living area is a neat, well-appointed kitchen with generous bench and cupboard space.

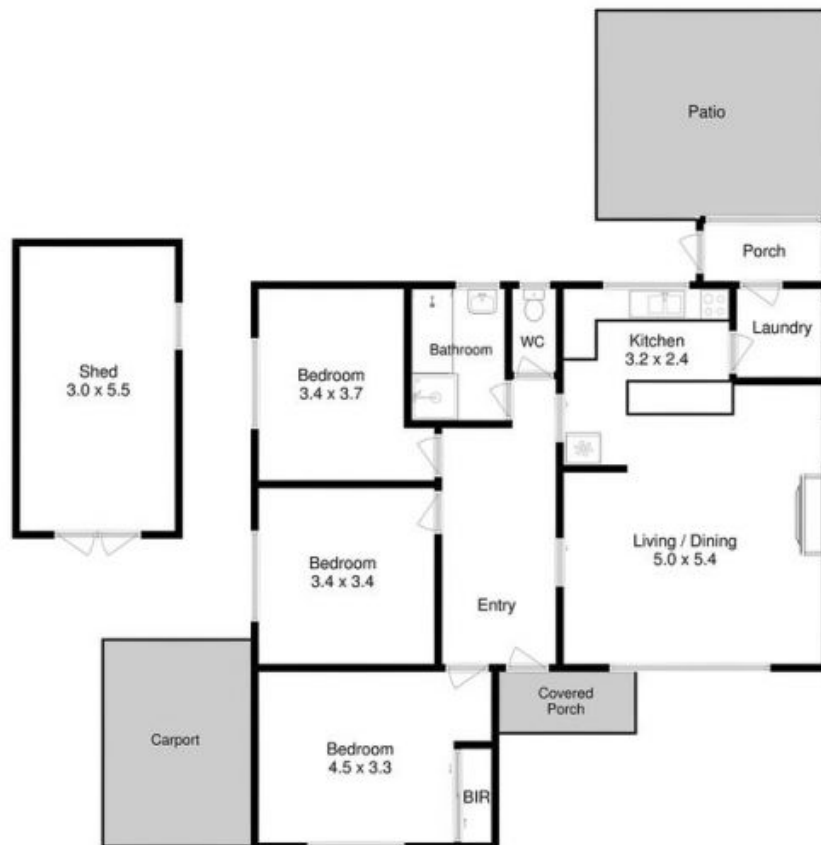
At the other end of the hall there are three bedrooms( two with built-ins), bathroom with separate shower and bath, separate toilet and laundry.

For parking there is a single carport and additional off street parking or take advantage

## Warwick Page

Director & Real Estate Agent

0474122717



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

Approx. floor area : 104 sqm  
Approx. outbuilding area : 16 sqm

