



171a Gordons Hill Road LINDISFARNE, TAS



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## Views, comfort and convenience

With captivating views, immaculate presentation and low-maintenance living - this little gem may just have your wish list all sewn up!

This two bedroom property boasts spectacular views across Lindisfarne Bay and the Derwent, to Mt Wellington beyond.

Feel at home right away, as you step from the sunny deck into the modern and comfortable open plan living area.

Together with double glazing, and a warm air transfer kit from the lounge through to the hallway - the whole house will stay warm and cosy all year round.

The generously sized bathroom includes a shower, extended vanity, and a touch of luxury wi

**Council Rates:** \$1,600.00/year (approx)

**Water Rates:** \$1,100.00/year (approx)

**Mel Shutt**

Property Consultant

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All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open<sup>2</sup>view.com for Ripple.

Approx. floor area : 100 sqm  
 Approx. outbuilding area : 30 sqm

