



1/4 Mowbray Court LENAHA VALLEY, TAS

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## Attractive First Home or Investment

Pretty, leafy and private, this two-storey, conjoined property is the perfect first home or investment opportunity.

Built in 1992 and one of only four on the block, it is set at the end of a quiet cul-de-sac on 202 sqm, and exudes warmth and character.

Reminiscent of a Federation-style home, the combination of red brick and cottage gardens makes a charming first impression. With its winding path to the front door, and the established front cottage garden, you will feel instantly at home.

The kitchen is fresh, clean and inviting. From the adjoining dining area, a sliding door

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

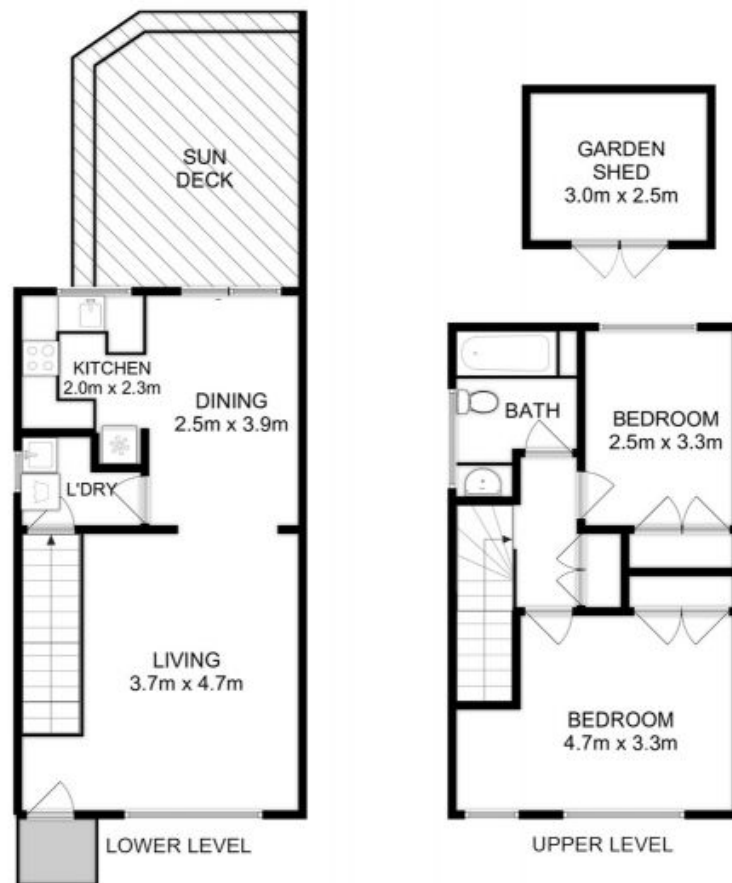
**Water Rates:** \$880.00/year (approx)

**Strata Rates:** \$620.00/year (approx)

## Mel Shutt

Director and Property  
Consultant

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

Approx. floor area : 88 sqm  
 Approx. outbuilding area : 8 sqm

