



2/9 Heysen Court GLENORCHY, TAS

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## Comfortable and convenient living

Low maintenance and level, this impressive stand-alone villa unit is perfectly positioned on a quiet cul de sac - a convenient location that boasts all-day sun and is within easy reach of local amenities.

One of only two properties and positioned at the rear of the block, the two-bedroom brick and tile home is an ideal downsizer, fabulous investment property, or a wonderful first home.

The comfortable and spacious open plan living area features a sunny lounge with a reverse cycle air conditioner, a functional and compact kitchen with generous pantry space, plus room for dining.

Off the kitchen is a laundry with access to the rear yard - a useful enclosed area with two storage sheds which would make a safe space for small pets to spend time outdoors. Towar

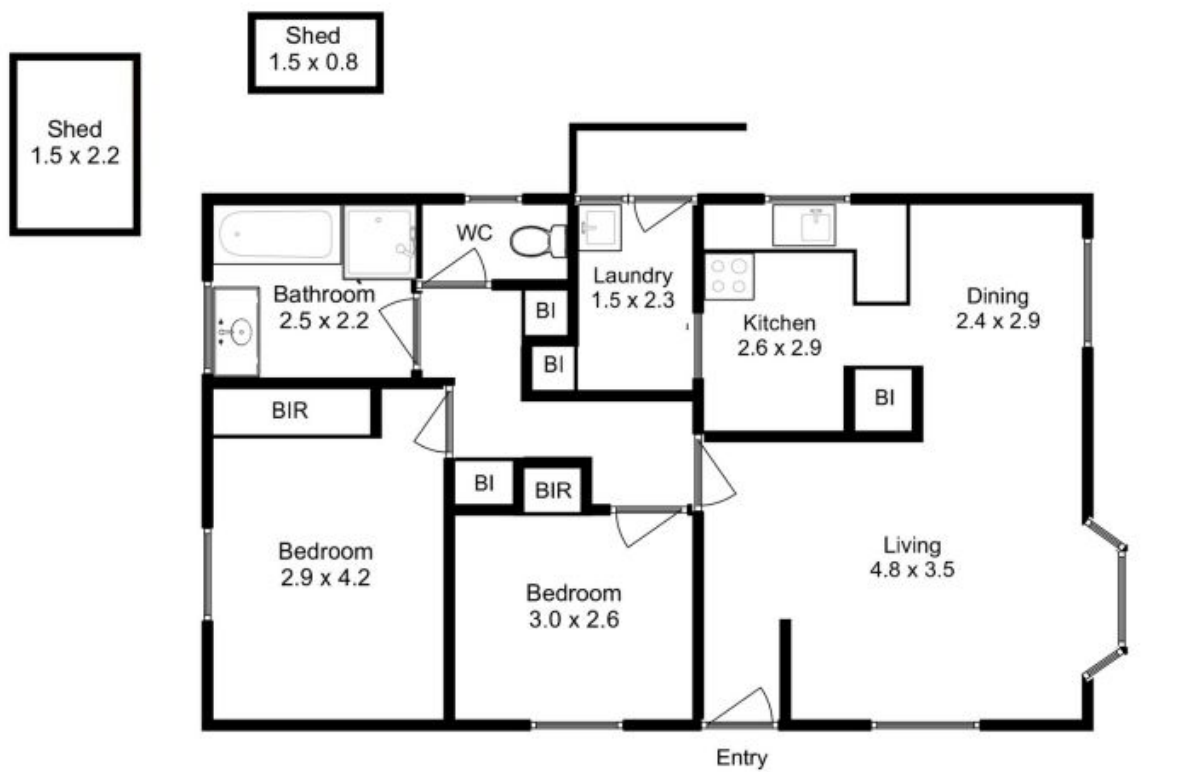
**Council Rates:** \$1,800.00/year (approx)

**Water Rates:** \$1,100.00/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 : 78 sqm  
Approx. outbuilding area : 5 sqm

