



2/10 Tivoli Road OLD BEACH, TAS



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## Ideal low maintenance lifestyle

Love living comfortably in this wonderful low-maintenance villa, ideally positioned in Old Beach's Wellington Views. One of two properties on the block and owned by only one previous family, this 2013-built home is quiet, convenient and close to the many local amenities.

Enjoy the light and spacious open plan living area, with plenty of communal space to relax and unwind, room for dining, a well-equipped kitchen and access to the neat rear yard via sliding glass doors. The ample lounge is connected and contemporary, with a reverse cycle air conditioner for 365 days of comfort.

Step outside to find the utmost in easy-care outdoor spaces, the level yard offering a secure and sunny space for low-key entertaining and room for kids or pets to play safely - all with pleasant views of kunanyi/Mt Wellington. There is a garden shed for lock-up storage

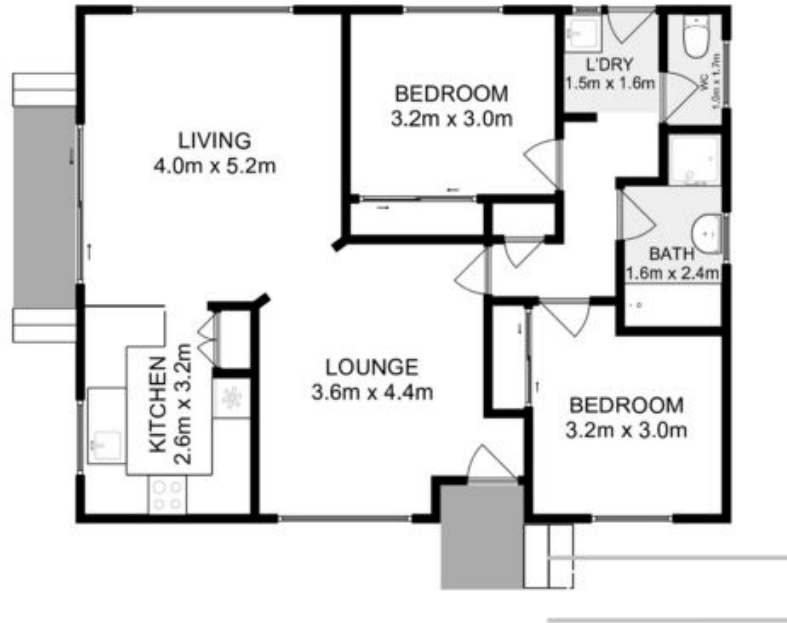
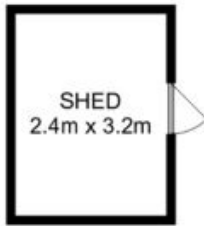
**Council Rates:** \$1,528.00/year (approx)

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

## Warwick Page

Director & Real Estate Agent

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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 : 80 sqm  
Approx. shed area : 8 sqm

