



8/160A Springfield Avenue WEST MOONAH, TAS

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## Modern move-in ready townhouse

Smart and sophisticated, this modern two-bedroom townhouse offers an ideal low-maintenance lifestyle close to the many amenities of Hobart's northern suburbs, and its elevated northerly aspect captures the sun and fabulous outlook to the Eastern Shore and Mt Direction.

The spacious home's recent construction in 2017 means comfort and energy efficiency, with double glazing, insulation and honeycomb blinds throughout, a heat pump hot water system plus a reverse cycle air conditioner.

Along with the main entrance, the ground level contains a single garage with internal access, laundry facilities, and a workshop/storage area which has great potential for further

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

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

**Strata Rates:** \$1,107.00/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 : 94 sqm  
 Approx. workshop area : 29 sqm

