



20 Otago Bay Road OTAGO, TAS



Private, peaceful and spacious

Built in 2005 and offered for sale for the very first time, this immaculately presented family home is set amongst private park-like grounds, shares captivating water and mountain views, and offers an idyllic lifestyle only 12km from Hobart's CBD.

With four bedrooms, two bathrooms, formal dining and a study, even large families can be easily accommodated; and you'll save time and money on energy-efficient modern conveniences, such as 4.25kw solar panels, double glazing, fibre-to-the-premise NBN connection, high 9ft ceilings, a ducted vacuum system and reverse cycle air conditioning.

Inside is a magnificent lounge and dining area with a vaulted timber-lined cathedral ceiling that increases the room's already light and spacious ambience, and you can enjoy the glorious views over the River Derwent, the western shore lights and Mt Wellington from anywhere in the room. The wood fire will keep everyone cosy in cooler weather and makes this a

Council Rates: \$2,250.00/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 : 198 sqm
 Approx. Garage area : 54 sqm

