



44 Conrad Drive OTAGO, TAS



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## Fabulous family living with city convenience

This unique and stylish family home is set in a private almost-bush setting with magnificent water and mountain views, providing an idyllic lifestyle within close proximity of local amenities and the city.

The heart of the home is light and spacious open plan living that includes an inviting lounge with a wood fire to cosy up to during the winter months. The modern kitchen has lots of workspace and a walk-in pantry, plus there's room for dining, as well as a study - ideal for those who work from home.

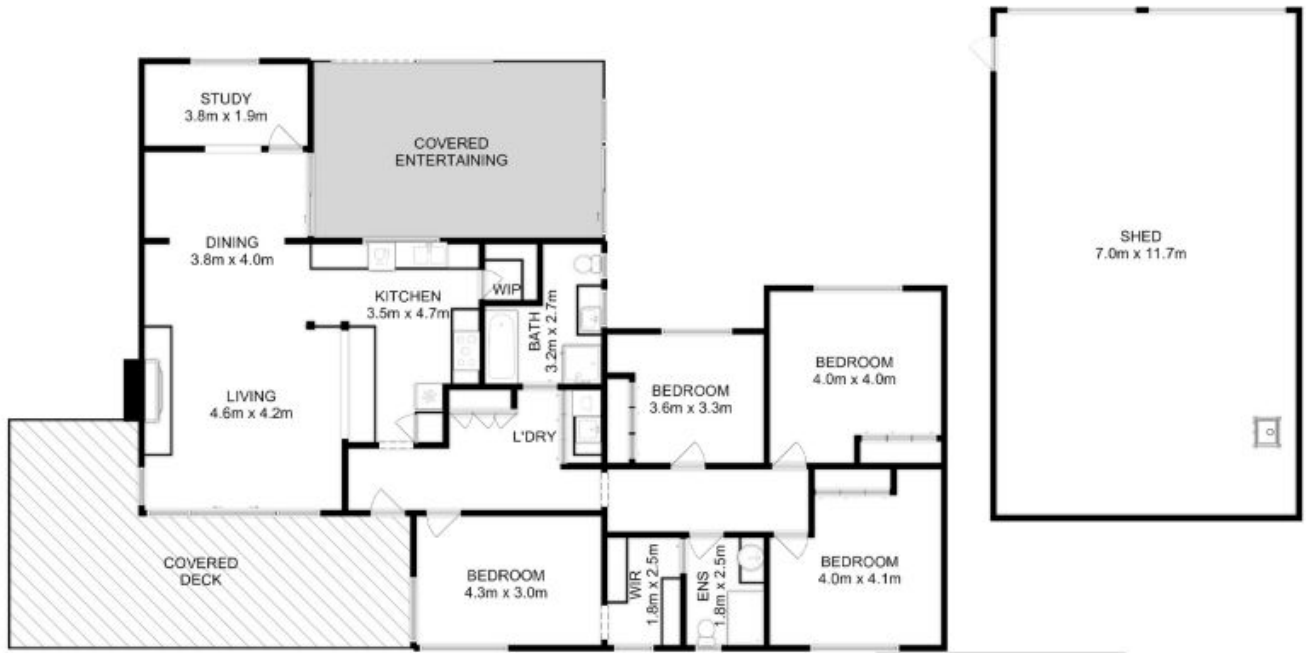
Set on a sprawling 7,690 sqm block with the dwelling positioned centrally to ensure your privacy from neighbours in any direction, there is plenty of space for kids to play and explore, gently rolling pasture to add some pets or a veggie garden, a huge shed with room fo

**Council Rates:** \$1,420.00/year (approx)

## Warwick Page

Director & Real Estate Agent

0474122717



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

Approx. floor area : 167 sqm  
 Approx. outbuilding area : 82 sqm

