



1/46 Riverway Road MONTROSE, TAS

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## Sophisticated living and spectacular views

If you can tear yourself away from the stunning water views, you'll find so much more to love in this stylish three-bedroom townhouse - a flexible floorplan, double-glazed and tinted windows, NBN connection, and a quality fit-out just to start. All provide the very best in convenience and comfort, in a great location just 15 minutes from Hobart's CBD.

With stone benchtops, Bosch appliances and plenty of storage, the modern kitchen is sure to please. There's also a powder room for guests on this level, as well as balcony access, from where you can unwind in the sun at the end of the day or admire the most spectacular sunrises.

The two bedrooms downstairs share a moveable dividing wall that can be opened up to create a larger multi-purpose space if needed. A family bathroom, laundry facilities, a workshop

**Council Rates:** \$2,300.00/year (approx)

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

**Strata Rates:** \$1,000.00/year (approx)

## Mel Shutt

Director and Property  
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