



## 6A Esplanade, SNUG, TAS 7054

### Light-filled living by the water

Sunny, welcoming and beautifully positioned, this home is an absolute gem in the heart of Snug's coastal community. Completed in mid-2022, everything about the property feels fresh and modern, allowing you to simply walk in and enjoy with nothing left to do.

The open-plan living, dining and kitchen area is filled with natural light, creating a warm and inviting atmosphere. From the kitchen and main bedroom, peaceful water views

**TYPE:** Sold

**INTERNET ID:** R24730836

**SALE DETAILS**

**Offers over \$775,000**

add a special touch to daily living, while the outlook also extends to the surrounding mountains.

All four bedrooms include built-in robes, while the bathroom and laundry have been thoughtfully designed with stylish, high-quality finishes. Comfort is assured with a reverse cycle heat pump, wood heater, and underfloor heating in all tiled areas.

A large, sheltered deck at the back provides the perfect space for entertaining, relaxing or enjoying the sunshine year-round. The level block is ideal for children and pets, and the sunny, north-facing orientation makes the most of the natural light.

The location is equally appealing and within easy walking distance of the beach, playground, school and shops, with Kingston just minutes away and Hobart only a 25-minute drive. With the Snug Tiers Falls walk nearby, the lifestyle opportunities here are second to none.

Light-filled, low-maintenance and ideally positioned, this is a home that truly embraces the best of coastal living.

- Land Area 555.00 square metres
- Building Area: 128.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 3

#### CONTACT DETAILS

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Total Approx. Floor Area : 128 sqm  
Total Approx. Outbuilding Area : 14 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
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