

**1/816 Sandy Bay Road Sandy Bay TAS**

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If you're on a tight budget and wish to live amongst some of Tasmania's finest homes, in an extraordinary waterside precinct of one of Hobart's most prestigious suburbs, this could well be for you. With a price tag nearing \$100,000 under current government valuation, value is certainly here.

This property offers two spacious bedrooms, generous bathroom plus an expansive indoor living room, all benefitting from a generous entertainment deck, with each living area capturing magnificent close up Derwent Estuary and channel views, with so much of nature's beauty on permanent display. The aspect is North Easterly hence year-round sun and warmth is assured.

As mentioned here it's all about location, situated so close to both Nutgrove and Long Beach with an IGA Supermarket, bakery, takeaway food, coffee and liquor

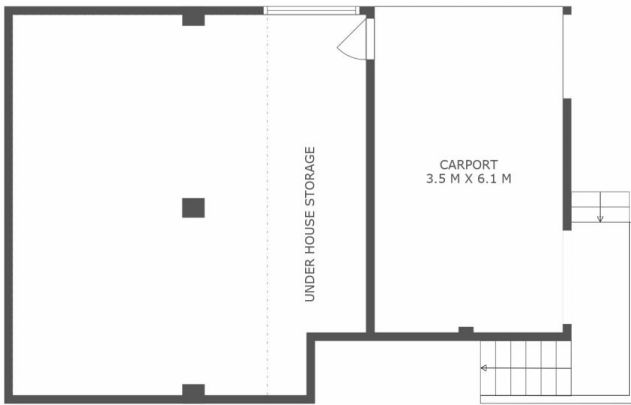
**Price** : Offers In The High \$700,000's  
**Building Size** : 77 sqm  
**Land Size** : 354 sqm  
**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/sandy-bay/residential/townhouse/7828755>



**John Lennard**  
6169 2555



**Johnnie Lennard**  
6169 2555



GROUND FLOOR



FIRST FLOOR



## 1/816 Sandy Bay Road, Sandy Bay

Total approx. floor area: 68m<sup>2</sup>

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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