



1/8 Bay Waters Court OLD BEACH, TAS 
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### Modern easy living

Sunny and spacious, with level access and a thoughtfully designed floorplan, this two-bedroom villa unit is one of only two properties on a block among established homes on a quiet cul de sac. It's an ideal opportunity for anyone looking for compact, contemporary, and low-maintenance living close to the amenities of Old Beach and surrounds.

Both double bedrooms have built-in wardrobes, and the bathroom contains a vanity, separate bath and shower; with the adjacent toilet and laundry facilities completing the home.

The modest yard is fully fenced and would suit a small pet. There is plenty of potential to start a garden on the level grounds, but if easy care is your preference, you won't need to change a thing to enjoy this neat area. There's also a shed in the yard and allocated

**Council Rates:** \$1,600.00/year (approx)  
**Water Rates:** \$1,100.00/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 : 85 sqm

