



1/32 Ruth Drive LENA VALLEY, TAS

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## Comfortable low-maintenance living

What a location! Perched in a quiet cul-de-sac with water and suburban views and just a short drive away to the Hobart CBD or the ever vibrant Lenah Valley strip and that's just the start?

One of only two on the block, this comfortable and inviting home was built in 1991, and its elevated position provides spectacular suburban views plus glimpses of the Derwent River, making it an absolute must-see.

Two double bedrooms both have generous built-in storage, and the master bedroom is adjacent to the bathroom. Here you will find a vanity, spa bath and shower, plus the toilet is located next door.

The nicely sized 322 sqm block has been well utilised with a private rear yard that has scope for further improvement. If you need some extra space, there is single garage with rem

**Inspect:** Saturday, 19th October 2024 11:00 - 11:30

**Council Rates:** \$1,865.00/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. upper floor area : 93 sqm  
 Approx. lower floor area : 43 sqm

