



31 Barton Avenue, Triabunna

4 2 13

### WHAT A VIEW

If you want to come home, sit back and relax, and enjoy the view this is the home for you.

- Open plan living
- Formal room
- 4 bedrooms – master with walk in robe and built in robes in the remainder
- Study – could be used as another bedroom
- Spa bath in main bathroom
- Ensuite – with double vanity
- Entertainment deck – looking over the water just metres away
- 2 heat pumps – in open plan living area
- Panel heater – formal room
- Wood heater – in open plan living area
- Tas Oak floors in open plan living area
- Large double garage
- Single garage under
- 8 plus off street parks
- Room for boats and trailers

All this just metres away from the water's edge, sitting on a 1889m2 block of land.

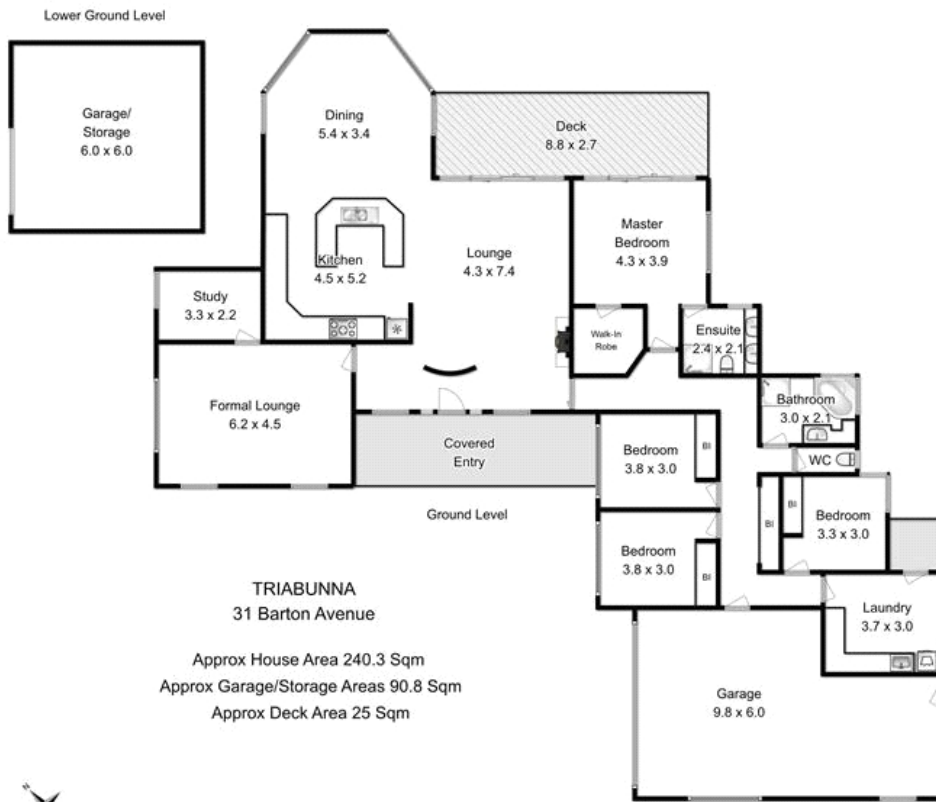
1,889 sqm

**BER: \$680,000 - \$770,000**

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**TRIABUNNA**  
 31 Barton Avenue  
 Approx House Area 240.3 Sqm  
 Approx Garage/Storage Areas 90.8 Sqm  
 Approx Deck Area 25 Sqm

Fixtures & Fittings are for display only, not to scale  
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