

10 Walters Drive, Orford, Tas 7190



House For Sale

Tuesday, 14 November 2023

10 Walters Drive, Orford, Tas 7190

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 735 m²

Type: House



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Offers over \$575,000

This 2003 colorbond built home is literally a hop, skip and jump from beautiful Millingtons Beach and within easy walking distance of the primary school, IGA and Bowls Club. The house has been immaculately maintained and provides bright and breezy living spaces, combined with four light filled bedrooms, making this perfect for hosting those pesky cousins over the summer break. The winter months will remain warm and cosy, thanks to the ambience and efficiency of a Canterbury Cannon free standing gas log heater. The home is serviced by very neat and tidy country kitchen and a classic, practical bathroom. A generous, level, north facing yard is perfect for the traditional Christmas cricket match and includes a large alfresco entertaining area, complete with BBQ, gas fired pizza oven and a shade cloth for those hot January days. Completing the yard is a handy studio, ideal for yoga, study, art or music, plus an additional storage shed which doubles as the laundry and outside toilet. A large workshop/garage forms part of the house, providing space and security for the family boat. Orford is an easy 1-hour drive from Hobart and is a great base for exploring Maria Island National Park and its surrounding marine reserve. The Maria Island ferry departs several times daily from Triabunna, a 10-minute drive to the north. Orford's popular swimming beaches are linked by a 2km coastal walk that passes through an old sandstone quarry. There is excellent fishing at Prosser Bay, Mercury Passage and the eastern side of Maria Island. Walters Drive is a quiet cul de sac that provides direct access to the stunning Shelly Beach. • Walk to the beach in under 2 minutes • Level, north facing, 735m² yard, cricket pitch ready • Alfresco entertaining with shade cloth, BBQ and pizza oven • Bright and breezy living spaces/Loads of light filled accommodation • Handy outdoor studio and separate laundry/toilet • Large garage/workshop, perfect for the boat Council Rates: \$1,800 (Approx p.a.) Water Rates: \$1,000 (Approx p.a.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.