

11 Mongana Street, Dodges Ferry, Tas 7173



House For Sale

Tuesday, 20 February 2024

11 Mongana Street, Dodges Ferry, Tas 7173

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1563 m2

Type: House



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Offers over \$795,000

* Character-filled 3-bedroom, 2-bathroom single level home* Large & elevated allotment lined by beautiful gardens & lawns* Stylishly renovated interiors & multiple outdoor entertaining areas* Separate chalet, huge garage & double carport* Walking distance to local beaches, parklands & village

Behind a white picket fence and hidden amongst whimsical gardens lies a quaint and charming storybook home. Thoughtfully updated throughout, this stylish and spacious abode delivers an enviable lifestyle by the sea. Set back from the road in an elevated position, the property occupies a sprawling 1,563m²* allotment offering plenty of space for kids and pets to play. A quintessential front porch relishes in a sun-drenched north-facing aspect and overlooks the beautiful gardens and lush lawns. The magic continues as you step inside this single level retreat revealing light and airy interiors that have been meticulously restored. Flanked by a separate dining room and living room, the gourmet kitchen features oodles of storage, quality appliances, gas cooking and an eye-catching central island topped with a timber benchtop and breakfast bar. The master retreat is separated from the remaining bedrooms for your privacy and includes a walk-in robe and a deluxe ensuite. A further 2 bedrooms are both fitted with built-in robes and share a luxury family-size bathroom. Entertaining is the focus of this residence with multiple places to relax and unwind. Enjoy a cup of tea in the covered courtyard or fire up the Weber on the rear sundeck for a casual Friday night dinner with family and friends. A unique inclusion of this property is the standalone chalet. This generous space is a versatile area which can be used as a studio, guest bedroom or the ultimate games room for the kids! You can store the trailer and the dinghy in either the 6m x 6m* garage or the separate double bay carport, and with additional onsite parking available, there's room for the caravan too! Other highlights of the property include:

- Blackbutt timber floors
- Split system air-conditioning & wood fired heater
- Plush carpets in the bedrooms
- Renovated internal laundry
- 4 x rainwater tanks
- Kid-friendly with cubby & climbing equipment

The home resides in an idyllic Dodges Ferry Street located up the road from the boat ramp and children's playground and within walking distance to Red Ochre Beach. The property is footsteps to the village where you'll find a Hill St grocer, bakery and other boutique outlets. Dodges Ferry Primary School, the local footy club and Hotel are also within a quick drive away. Whether you're looking to retire by the sea or raise a family in a welcoming community, this property encompasses the essence of laid-back coastal living. Call now to arrange an inspection. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.