

**11 Seventh Avenue, Dodges Ferry, Tas 7173**



**Sold House**

Saturday, 12 August 2023

11 Seventh Avenue, Dodges Ferry, Tas 7173

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 789 m2

Type: House

**\$550,000**

Located in the heart of the gorgeous beach-side township of Dodges Ferry, this property is within walking distance to a selection of picturesque beaches that occupy the Southern Beaches area. Also walking distance to the shopping complex, Dodges Ferry Primary School, Dodges Ferry Hotel and bus stops. Positioned on a sizable 789m<sup>2</sup> block the property represents a great opportunity to purchase a home within this popular community, the perfect fit for a couple, or small family. The property would also lend itself as a great investment. Comfortable accommodation comprises of three good sized bedrooms with built in robes in each. The kitchen is centrally located equipped with an underbench oven, cooktop and dishwasher, offering good bench and cupboard space. The flooring in the living area has been updated throughout the home providing a warm coastal feel. No problems heating the home during the cold winter months with the option of either the wood heater or the heat pump. The bathroom is equipped with bath and shower combined, vanity and toilet. An additional shower, toilet and vanity have been installed in the laundry to accommodate for guests. The property is equipped with 12 solar panels helping to keep the quarterly power bills at a minimum, NBN available and 2 x 10,000 litre water storage tanks. Outside is a 25m<sup>2</sup> garage great for storage, 2 garden sheds and a powered bungalow which could be utilised for a variety of uses. The fully fenced yard contains an abundance of decorative plants and provides a secure place for children and fur babies to play safely. An added bonus right at the back fence is the local soccer field, accessed through a back gate. A good sized undercover area at the back door has been set up to host the outside bbq regardless of the weather. There is ample space within the grounds to park a caravan and/or a boat with a great jetty located very close by. The home's location provides a fantastic lifestyle, mere minutes from sand and surf with semi-rural surrounds providing a relaxed lifestyle. 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.