

116a Bally Park Road, Dodges Ferry, Tas 7173



Sold House

Friday, 25 August 2023

116a Bally Park Road, Dodges Ferry, Tas 7173

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2883 m2

Type: House



Colin Miller

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\$820,000

Vibrant Dodges Ferry has become exceptionally popular, and this spacious house on one level and 2,883m² (approx) of land located in a private, leafy, and elevated spot is just what you've been looking for to spread your wings. Neat, tidy, well maintained and with a rustic rural vibe, this beautifully presented, light-filled home with pleasing water outlooks is the epitome of "location, location" and just imagine what you can do with all that land and outbuildings. The grandly proportioned home is perfectly designed for large and growing families who love to play together, but who also like their own space. The four bedrooms are ample, and there are two living areas, plus a separate study/office. If that wasn't enough room, then there's even a large, detached rumpus room/games room for quiet alone time, indoor games, or big boisterous parties in any type of weather. Adjoining this is car mechanic heaven with a well-lit workshop with easy access sliding doors to get all of those big toys in and out. You'll love the thoughtfully fenced-off outdoor deck area for entertaining guests with BBQ and firepit crackling, and space for kids, pets, and green thumb gardeners to embrace the outdoors. Dusk is a great time to sit on your front veranda gazing at the dramatic 'stop-you-in-your-tracks' sunset quietly alone or with friends. The house is so near to the crystal clear, turquoise family-friendly water of Ochre Beach that's only a 700m stroll down the hill, and the white sands and rolling surf waves at Park Beach that are about a 2-minute drive from your front door - you can restore the soul every time you hit the water! If you'd prefer to be on the water, then you're set too with the local ramp a minute away. Dodges Ferry is home to great fishing spots, kayaking, boating activities, surfing and more. The house has been carefully maintained, and the envirocycle is brand new with paperwork and warranties. This was close to a \$30,000 investment by the current owner that the new owner can rely upon. Conveniently the general store, gourmet grocer, butcher, Primary School, and Tavern are all within a minute or two by car. Only a picturesque ten-minute drive away is the Sorell shopping precinct with supermarkets, medical centres, schools, specialty shops and restaurants. The Hobart Airport is about twenty-minutes' drive, with the Hobart CBD an easy 35-minute commute and there is even public Metro bus transport available. A coastal lifestyle is all about relaxation, ease and making every day feel like a holiday - it's pretty close to paradise here so register your interest early.

- Large, level family home on huge, gently sloping block
- Big rumpus/games room and adjoining workshop for mechanics, artists, and crafty people with hobbies
- Undercover parking for five vehicles, and more OSP for boats, caravans, and trailers
- Stunning outdoor entertaining area at the back, and front verandah overlooking water views
- Two reverse cycle air conditioners and 12-panel solar system
- Brand new Envirocycle worth about \$30,000 with paperwork and warranties
- Close to surf beach, family beach, and boat ramp
- Within ten minutes of Sorell, and around thirty to Hobart

Council Rates: \$1,600.00 per annum (approx.)
Water Rates: Tank water/Envirocycle
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