

# 119 Carlton Beach Road, Dodges Ferry, Tas 7173

## House For Sale

Wednesday, 6 December 2023



119 Carlton Beach Road, Dodges Ferry, Tas 7173

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2029 m2**

**Type: House**



Emily Collins  
0458653000

## Offers Over \$1.55 million

Nestled in the highly sought-after location of Dodges Ferry, this architecturally designed four-bedroom residence represents coastal living at its best. Just moments from the beloved Park Beach, the property offers direct beach access via a ramp conveniently located on the premises, inviting you to take leisurely walks along the beach or venture down to the river mouth of Carlton River. Immerse yourself in the serenity and ever-changing conditions unique to this special location. Proudly showcasing panoramic views of Frederick Henry Bay, the sunny deck beckons you to immerse yourself in the beauty that surrounds. Currently tenanted until January 15th, 2024, all inspections require 48 hours' notice. Ascend to the upper level through the north-facing atrium, where Tasmanian oak floorboards guide you past a magnificent indoor palm-like plant. The lounge and dining rooms seamlessly connect to a full-length deck with glass railings, ensuring uninterrupted views. The kitchen, crafted from the exquisite Tasmanian specialty timber, Celery Top Pine. The main living and dining areas, strategically situated upstairs, overlook the bay. Whether you're an avid boat user or surfer, this vantage point allows for a quick check of the conditions before heading out. Continuing upstairs, enjoy added convenience with a well-appointed powder room and an additional outdoor space. On the lower level, discover three bedrooms, with the main bedroom featuring a walk-in robe and an ensuite. A fourth bedroom or office space is also available, two of which offer captivating water views. The family bathroom boasts a double sink vanity and a spacious walk-in shower for added comfort and convenience. Outside, the beautifully landscaped area with native plants, trees, and vibrant bulbs creates a display of colour throughout the year. The property also features a carport and a garage-turned-workshop, adding to the practicality of this coastal abode. Perfectly situated within 30 minutes of Hobart CBD and a quick 20-minute drive to Hobart Airport, with Sorell only 15 minutes away, this residence embodies seaside living with convenience. Dodges Ferry's amenities, including boutique cafes such as Beach Bums and Park Cafe, a local doctor's surgery, Hill Street Grocer, Dodges Ferry Primary School, and more, all enhance the appeal of this coastal haven. With so much to love, this property needs to be seen to be truly appreciated. Please contact Emily to book your private inspection.