

# 12 Bowden Court, Forcett, Tas 7173



## Sold House

Friday, 8 December 2023

12 Bowden Court, Forcett, Tas 7173

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 9045 m2

Type: House



Libby McKenzie  
0438577554

**\$700,000**

\* 4 bedroom, 1 bathroom homestead on 2.2 sprawling acres\*\* Elevated block with stunning outlook towards the mountains & water\* Multiple living spaces including a rumpus, separate lounge & open plan living/dining\* Wrap around verandah & sun deck for relaxing & entertaining \* 5-min\* drive to the vibrant Dodges Ferry, 35-min\* to the Hobart CBDSet high on the hill amongst the trees, this picturesque retreat delivers an incredible view from every window! Flowing over two generous levels, there is ample space on this 2.2 acre\* allotment allowing the growing family to explore and unwind.Nestled at the end of a peaceful cul-de-sac, follow the driveway to arrive at this country-style home, framed by landscaped gardens. A striking timber and decorative glass entryway welcomes you inside, before leading you to the sunny lounge room via French doors. The lounge is a cosy haven for watching your favourite shows and is climate controlled using a wood fired heater and split system air-conditioning for optimal comfort all year round. A second open plan living and dining room integrate with the character filled pine kitchen which features a deep corner pantry and appliances. The home comprises 4 double bedrooms, 3 of which are fitted with built-in robes. Servicing the bedrooms is a combined laundry and bathroom with a separate toilet and sink. Downstairs is a rumpus room, offering flexible living options for future owners. Consider converting to guest accommodation, a games room, teenagers retreat or home office. Entertaining is spectacular with a choice of a wrap around verandah or a sprawling sun deck which admires the beautiful, elevated views that stretch towards the beach and the glistening waters of Frederick Henry Bay. However you prefer to spend your down time, the home caters to you providing you with plenty of spots to curl up in a hammock with a good book, or host barbeques with family and friends.Other highlights of the property include:• 6m x 6m\* double garage• Huge 66sqm\* workshop with store room• Double carport to park the toys• Established gardens & dog yard• 12,300 gallon\* water supplyThe property is well-equipped to maintain a flourishing garden, or could be used to develop a hobby farm or keep some livestock.Despite the tranquility, convenience is at your doorstep. Dodges Ferry is only a 5-minute\* drive away and home to everything you need including a local tavern and a village offering a butcher, baker, schooling options and medical services. Easily accessible to the highway, the commute to the Hobart CBD is approximately 35-minutes\*. On weekends there is so much to see and do. Take a walk along the beaches, head out on the boat for the day, try out a new winery, or simply chill out at home and relax in the quietness of country living!With its idyllic location, abundant space and charming features, this house presents a rare chance to create a life filled with serenity and possibility. Call now to arrange an inspection today. \*approximateThe 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.