

12 Wattle Grove, Orford, Tas 7190



Sold House

Wednesday, 21 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1553 m2

Type: House



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\$800,000

Contemplating a new build on the East Coast but still considering options? If so then this contemporary circa 2020 split level 4 bedroom property at Orford with full services and water views, has to be a contender. 12 Wattle Grove could be a display home such is the attention to detail and immaculate presentation. With sweeping views from both levels and a choice of 3 sun decks for either of quiet time with a book, supervising kids in the spa or entertaining after 5 – these owners have achieved multiple living areas with bedroom separation upstairs and open plan living downstairs, featuring the light filled, welcoming ambience a coastal escape should project. Complimenting the uncluttered and minimalist style of the double glazed property is year round climate control from a heat pump AC downstairs and ducted air conditioning upstairs. The master bedroom/ parents retreat with ensuite has sliding glass doors opening to a private deck while the main bathroom is further complimented with a powder room and 3rd toilet for guests. A separate laundry accommodates both a front loading washer and dryer and opens to a deck behind the house where the spa is located. A galley kitchen with island bench offers impressive modern appliances including electric oven, gas cooktop, dishwasher, microwave and large fridge freezer. Entertaining in this generous space also offers the flexibility of a sit down dinner or alfresco outdoor dining outside, on the large deck where the BBQ is situated, just a few metres away. With an NBN connection installed, the low maintenance 2 Wattle Grove is available with furnishings by negotiation, a 2 car lockup colorbond garage workshop, off street parking for visitors and a 20,000L rainwater tank complete this desirable package. With time on your hands a terrific seaside nature walk stretching from the Prosser River along West and East Shelly Beaches to the rolling surf of Spring Beach to the south, is a must do to a chorus of accompanying native bird life. Or a daily bike ride along coastal tracks to the Orford Shopping Centre will provide a healthy lifestyle with plenty of regular exercise to work off a cappuccino and keep the family pet well exercised. Just 1 hour by car from Hobart the Orford/Spring Beach precinct is popular with cyclists and well equipped with community support infrastructure including supermarkets, medical services, cafes, a pharmacy, and golf, bowls, marinas and boating clubs. What are you waiting for!