

**13 Mongana Street, Dodges Ferry, Tas 7173**



**House For Sale**

Tuesday, 21 May 2024

13 Mongana Street, Dodges Ferry, Tas 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1067 m2**

**Type: House**



Colin Miller

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## Offers over \$430,000

Here's an opportunity that will suit a first home buyer or those looking for a cute, low maintenance shack for the family to enjoy. Your own little slice of heaven to get away from it all. Neat and tidy, low maintenance inside and out, and with recent updates to the kitchen and living areas this much-loved home is ready to treat its new owners to fun-filled holidays and quiet, peaceful getaways. Kept comfortable year round with reverse cycle air conditioning and nice big windows to flood the home with light, it really has a cheery vibe that feels good to be inside. The house is so near to the crystal clear, turquoise family-friendly water of Ochre Beach that's only a 550m 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. Conveniently the general store, gourmet grocer, butcher, Primary School, and Tavern are all within walking distance just 400m or so. 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.

- CUTE low maintenance first home or family shack
- Recent updates to open plan kitchen and living room
- Close to surf beach, family beach, and boat ramp
- Walking distance to general store, gourmet grocer, butcher, Primary School, and Tavern
- Within ten minutes of Sorell, and around thirty to Hobart

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.