

**14 Arnott Street, Dodges Ferry, Tas 7173**

**House For Sale**

Wednesday, 21 February 2024



14 Arnott Street, Dodges Ferry, Tas 7173

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



Ruth Malcolm  
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Karen Bligh  
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## **Offers Over \$490,000.**

Why bother with the hassles, time loss, risks, and added expenses of construction? You can simply move into this home! Dodges Ferry is an enchanting coastal town, and this property provides convenient walking access to a range of exquisite beaches nestled within the Southern Beaches region. Furthermore, we adore Dodges Ferry for its amenities, including a school, IGA, butcher, boat ramp, pub and a wealth of other conveniences. Situated on a generous 656m<sup>2</sup> lot, this property presents an excellent opportunity to own a home in this sought-after community, ideal for a couple or a small family. This picture is completed by two generously sized bedrooms with built-in wardrobes, a spacious lounge equipped with air-conditioning for both heating and cooling, and a north-westerly facing sun-drenched deck situated at the rear of the property. A plum tree brimming with luscious fruit, accompanied by three smaller plum trees, all within a spacious area perfect for parking a caravan/cars or a boat. The fully enclosed yard offers a safe haven for children and furry companions to play without worry. The greywater system underwent a complete upgrade four years ago! The residence is conveniently located just 130 meters from Carlton Beach, a perfect spot for surfing and swimming. Additionally, if you have children, you might consider enrolling them in the nippers program offered by the Carlton Surf Club. Come and see for yourself!