

**17 Erica Street, Orford, Tas 7190**



**House For Sale**

Monday, 18 March 2024

17 Erica Street, Orford, Tas 7190

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 579 m2**

**Type: House**



Greg Crump  
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## Offers over \$600,000

Nestled amongst established shrubs at the head of a quiet cul-de-sac, 17 Erica Street is located beside a natural coastal reserve with direct access to the Prosser River walking track. This quality built and level access 3 bedroom, 1 bathroom holiday home on the North Shore at Orford enjoys a unique parkland setting that will never be built out. On an easy to maintain 579 sqm allotment this charming timber beach house C1996 offers dual access from both the front and rear of the title which is ideal for the storage of all your other holiday toys. The 'position, position, position' location is within a short walk of the Orford shopping village, the 'Blue Waters Hotel', river boat ramp, kayaking, swimming or beautiful beach walks, all accessible by the riverside walk/ride path at the back gate. Since 2020 the residence has had new double glazed windows installed throughout plus a clever new deck in the privacy of the back yard, opening through double doors which has transformed the livability of the property bringing the outdoors, indoors. 20 solar panels keep power bills to a minimum while fresh rainwater pumped direct to the kitchen from the ample 5,000L tank enables the luxury of being almost 'off the grid'. Out front a sunny full-length veranda and timber deck captures the winter sun. Behind the property is a 6 x 3.8M Colorbond lock up garage/workshop complete with concrete floor, roller door, power, lighting and some shelving. The traditional design of the home is warmed and cooled by your choice of a cosy wood heater, an IXL wall heater and a Fujitsu 'Split System' reverse cycle Heater/Cooler. The open plan kitchen, dining and lounge areas are separated by an island bench, while the bathroom and laundry are in separate rooms. 3 comfortable bedrooms all have provision for built-ins with one completed in the master bedroom and the others currently used as computer/study or storage nooks. The property has the NBN installed. Sheltered by the majestic Maria Island, Spring Bay, Mercury Passage and surrounds offer excellent boating and fishing. The Orford/Spring Beach precinct is popular with walkers, cyclists and birdwatchers and is well equipped with your choice of pristine beaches, numerous walking paths and nearby local community support infrastructure including supermarkets, medical services, cafes, a pharmacy, a library, very active golf, bowls and boating clubs – all this just one hour by car from the city of Hobart or 45 minutes from Hobart International Airport. What are you waiting for!