

2 Selby Road, Kettering, Tas 7155



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 2500 m2

Type: House

Contact agent

This is an incredible opportunity for those seeking to create their own vision of coastal living at an affordable price point. This 4-bedroom home sits on a sprawling 2500m² lot, has an adjacent double garage/studio, and most of the hard work has been done already, it just awaits the finishing touches. Ideally located near the marina, the local pub, the community hall, cricket grounds, shops and cafes, this property offers limitless potential. With the freedom to customize the final detail to your liking, you can further enhance the open plan, north facing kitchen and living spaces or just enjoy the brand-new appliances, the yellow tongue flooring, the strategic double glazed window improvements and the Tasmanian Oak double glazed bifold doors which allow easy entertaining on the sunny rear deck. Apart from the impressive solar passive aspect, this area of the home is heated by a new, enclosed wood heater which shares the warmth via ducting to the two completed bedrooms. Those two spacious bedrooms provide a comfortable retreat, with new insulation, double glazed windows and a stylishly renovated ensuite bathroom plus walk-in robe to the main. Adjacent to the house, the double garage/studio presents a chance for additional living or a dedicated workspace. Imagine a private office, an artist's retreat, or a guest suite to accommodate loved ones. The choice is yours to use this fully renovated space for whatever best suits your needs (STCA). On the large block there's ample room for additional landscaping amidst the already mature fruit trees, the near-level lawn and the chook palace, all tucked away behind attractive timber fencing and an electric gate. Create your very own oasis and embrace the coastal lifestyle as you take advantage of the proximity to the marina, enjoying leisurely strolls by the water and your many boating adventures. The Oyster Cove Marina has berthing for approximately 300 boats, a boatyard with hard stand facilities and multiple onsite trades. In this sought-after location less than 35 minutes to the Hobart CBD and with the Bruny Island Ferry terminal, Kettering is a popular destination and the gateway to Bruny which is renowned for its foodie culture, pristine beaches and national parks. With a supermarket, schools and services all only ten minutes away, grab the opportunity now to finish the transformation on 'Sunhaven', this beautiful, character home by the sea. Call today!

- Yellow tongue flooring
- Double glazed windows with timber reveals to some rooms
- New insulation to some rooms and the garage
- Tas Oak double glazed bifold doors
- New wood heater, flu and chimney
- Heat transfer system to two bedrooms
- New appliances (Smeg dishwasher, Smeg gas stove top, Smeg rangehood, Electrolux Pyrolux oven)
- Ensuite newly renovated
- 2 x Large water tanks
- Ozzie Kleen septic system
- New electric meter box
- Some electrical rewiring done
- Large chook pen, with three nesting boxes
- Electric gate at the second entrance
- New automatic double garage door
- New Colourbond roof on garage
- Newly renovated bathroom and auxiliary laundry in garage
- Heated flooring in bathrooms
- New slab in garage
- Garage walls insulated, plastered and painted
- 2 x Skylights and built in shelving unit in garage
- Garage is newly wired with new electrical feed and sub board

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.