

**20 Richards Avenue, Dodges Ferry, Tas 7173**

**House For Sale**

Monday, 18 March 2024



20 Richards Avenue, Dodges Ferry, Tas 7173

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 465 m2**

**Type: House**



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## Offers Over \$750,000

This inviting residence boasts three bedrooms and two bathrooms, offering the perfect blend of comfort and seaside charm. Nestled just across the road from a track leading down to the serene Okines Beach, this location is a dream for beach lovers and nature enthusiasts alike. Step inside to discover a spacious open plan living area featuring stylish beachy inspired floorboards throughout, creating a warm and inviting atmosphere. The kitchen features an island bench and breakfast bar, offering glimpses of the shimmering water across to the sand dunes, making meal times a delight. Cozy up on chilly nights beside the pellet wood heater in the living space, creating the perfect ambiance for relaxation. The master bedroom boasts its own ensuite for added privacy and convenience plus walk in robe, the remaining bedrooms feature built-in wardrobes, providing ample storage space. Contemporary family bathroom, where modern design meets practicality. This sleek space offers a tranquil retreat for the whole family. With a walk-in shower, a large vanity featuring a built-in mirror-cupboard combo, and a luxurious bath. Additionally, the easy access European laundry adds practicality to everyday living. Outside, a delightful undercover veranda and sundeck await, where you can listen to the sounds of chirping birds and bask in the sunshine. Whether you're enjoying an afternoon BBQ or sipping your morning coffee, the multiple outdoor areas are sure to become a favourite spot for relaxation, entertaining or watching the kids play. Dodges Ferry is fast becoming a sought-after destination to live within a vibrant beach community. Here, you can grab your morning coffee at Sirens Coffee Van, indulge in a breaky roll at Park Cafe, or fish and chips for dinner from Beach Bums. Conveniently located within walking distance to Dodges Ferry Primary School and just a short drive to local amenities including Hill Street Grocer, bakery, butcher, and chemist. With its welcoming atmosphere and array of amenities, Dodges Ferry offers the perfect backdrop for coastal living at its finest. Don't miss your chance to own a piece of the renowned Richards Avenue – embrace the coastal lifestyle you've always dreamed of.