

21 Erle Street, Carlton River, Tas 7173



Sold House

Monday, 26 February 2024

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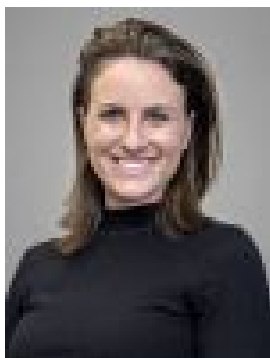
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1126 m2

Type: House



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\$767,000

Nestled along the tranquil banks of Carlton River, 'Marli' offers unparalleled river frontage to the high tide mark complete with its very own boat house and jetty. Situated on a serene and natural stretch of Carlton River, a leisurely 40-minute drive from the vibrant city of Hobart, this coastal haven presents a rare opportunity to immerse yourself in the beauty of Tasmania's coastal landscape. With your very own sandy beach for launching kayaks and an exclusive private boatshed and jetty for aquatic adventures, every day promises new opportunities for exploration and relaxation. Take in the breathtaking water views from the kitchen and dining area, where the ambiance is enhanced by the gentle lapping of the river against the shore, while a spacious deck seamlessly extends and invites you to indulge in alfresco dining amidst a scenic oasis of tropical plants and succulents. Featuring two spacious bedrooms and an additional separate bungalow serving as a third bedroom, there's ample room for both family and guests to find solace and offers versatility to suit various lifestyles. Bask in the sunlight streaming through the sunroom, offering a tranquil sanctuary to unwind and recharge, while the lounge, complete with a wood fire heater, provides a cosy retreat during the cooler months. Servicing the cottage is a generously sized family bathroom. Situated on a sprawling 1126 sqm of fenced land, 'Marli' boasts extra outbuildings, including a separate outhouse laundry shed/studio, a sizable lock-up garage workshop catering to hobbies and storage requirements as well as the crown lease boatshed ideal for storing water toys and fishing equipment. Recently polished floorboards and freshly painted throughout, this river house epitomises coastal living, beckoning those eager to immerse themselves in the vibrant Southern Beaches community. With its friendly locals, stunning natural scenery, and easy access to nearby surf breaks, local schools and cafes including Beach Bums and Park Beach Café, this enclave offers the perfect place to escape the hustle and bustle of city life and embrace the relaxed pace of coastal living.

- Heating: Electric panel heating & wood fire heater
- Annual council rates: \$1850 annually
- Boat shed jetty lease: \$600 annually