

**2A Manning Drive, Orford, Tas 7190**



**House For Sale**

Thursday, 4 January 2024

2A Manning Drive, Orford, Tas 7190

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 4**

**Area: 890 m2**

**Type: House**



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## Offers over \$675,000

With key attributes of low maintenance and spacious interiors, compliant barn style housing has become a regular feature of new housing developments around Tasmania. These simple and sturdy designs offer flexibility of floor plan along with loads of living space and an upstairs fifth bedroom plus rumpus room, bar or TV lounge and entertaining deck. All within a two minute walk from East Shelly Beach, this large, level access family beach house is full of personality and practical features like an outdoor second shower for washing down small children, family pets or flushing salt water from diving equipment. Located on a sheltered 890 sqm title facing north-east with views to Prosser Bay and room to park a boat or caravan behind, 2A Manning Drive at East Shelly Beach was completed in 2013 as a five bedroom configuration with open plan lounge, dining and kitchen areas opening through sliding glass doors to a nicely landscaped paved, sunny forecourt. Fully fenced and with privacy protected by discreet shrubbery, the home features both reverse cycle heat pumps upstairs and down, plus a toasty Masport wood heater to keep the living spaces comfortable over cooler months. Finished in a neutral décor, 2A Manning Drive enjoys attractive memorabilia and wall hangings adding to the ambience of a beach house just waiting for more good times with friends and family by the sea. With a total of five bedrooms available, it will be your call how to use the floorplan but with copious storage under the stairwell and so many bedrooms one of those could function as an office or a kids' play area on wet days. An auxiliary 10,000 litre water tank catches rainwater to supplement full services including sewerage, town water and an NBN connection. Raised garden beds are at their productive best but elsewhere gardens are low maintenance and or privacy screening, needing an occasional trim. A 3 x 3 metre garden shed provides storage for bikes, garden and or fishing/golfing equipment essential for an Orford holiday by the sea. A house for all seasons, 2A Manning Drive will be just as comfortable with a cosy winter fire as it is with after five drinks and fresh fish on the barbeque at the peak of summer. Just one hour by car from Hobart – come join the Shelly Beach property owners and invest in the future of your family.