

31 Chapman Avenue, Dover, Tas 7117

the property culture.

House For Sale

Saturday, 15 June 2024

31 Chapman Avenue, Dover, Tas 7117

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 920 m2

Type: House



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Offers Over \$495,000

Welcome to 31 Chapman Avenue, a solid brick home located along a quiet elevated street with great views over Port Esperance Bay. Consisting of nearly a quarter of an acre (920m²), there is plenty of space to spread out. As you arrive at the property, it is immediately evident that this home has been well loved. As you turn up the fully sealed driveway, you are greeted by a lovely garden setting. The driveway leads to a 6x6m shed/garage/workshop in the back, passing by a single garage under the house. This garage is now lined and being used as a 3rd bedroom, practical as a guest room or teenagers retreat with its own bathroom facilities. Stepping inside the main house, you are greeted by a light-filled, open-plan living area, perfect for the whole family and entertaining friends. The kitchen overlooks this space and comes with a large island bench, great for food preparation and as a breakfast bar. There is plenty of storage space, including a full side wall of floor to ceiling cupboards. The lounge has a slow-combustion wood fire, providing both warmth throughout the home and a lovely atmosphere on cooler evenings. A reverse cycle air-conditioner is a great back up and will keep you comfortable all year round. From the living, there is a water view out to Port Esperance Bay, which is even better from the sundeck that comes off the lounge. Out the back, another decking is covered, provides shelter and views over the backyard and out to the surrounding hills. From here there is access down the stairs to the 3rd bedroom and 2nd bathroom within the original garage. The master bedroom is in the back corner of the home, with a spare bedroom in the other corner. Between the two is the main bathroom. The property is fully landscaped, providing a well established garden that is low-maintenance. There is a stone lined rose bed out the front and sweeping lawns with well kept bushes wrapping around the home. Along the back fence, a space is ready to go to grow your veggies and berries and maybe put in a fruit tree or two. This would be a good spot for the chicken coop too. Located in the heart of Dover, you'll have easy access to local amenities. Just up the road is the Main Street with cafes, and the local mini shopping centre including an IGA supermarket. Further up the street is the RSL, the best place for a pub meal overlooking the bay. Down the road will get you to the beautiful beaches that line the shores of the bay. Ideal for boating, fishing and kayaking. Or maybe evening strolls as the sun sets. Please contact us for further information or to arrange a private viewing.