

# 465 Manuka Road, Kettering, Tas 7155



## Sold House

Wednesday, 6 September 2023

465 Manuka Road, Kettering, Tas 7155

Bedrooms: 4

Bathrooms: 2

Parkings: 11

Area: 2378 m2

Type: House



Mickey White  
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**\$1,600,000**

Every once in a while, a property comes along that is truly special, absolutely unique and guaranteed to take your breath away. Welcome to Ferry View, a remarkable waterfront residence and an exciting income opportunity all rolled into one. This beautiful abode stands proud on a large 2,378 sqm lot and comes with the solid, well-built jetty offering the potential to live your ultimate laid-back lifestyle and generate an income along the way. The vendors choose to lease their privately owned 60 metre jetty to a group of members who pay annual membership fees. Also included in the sale is the "Pamela Mary", a 30 foot New Zealand Hartley designed ferro cement motor cruiser. A wrap-around verandah envelops the home and provides an idyllic place to relax and admire the view. Inside, you're treated to a light-filled layout with four bedrooms, two bathrooms and a study. There's a cosy lounge room, with a wood heater, and an open kitchen, dining and living area that flows freely to the outdoors. A 6x6.6m barn, with an attached studio and a mezzanine, is all yours plus there's ample carport parking, additional storage and the quaint 3.2x3.2m boat shed. All this is perfectly positioned on the water's edge amongst lush surrounds and is only moments from the heart of Kettering. Boutique shops, cafes and amenities are all just waiting to be explored and you're also close to the Kettering Ferry Terminal connecting you to Bruny Island.

One-of-a-kind 2,378sqm waterfront haven including the Ferry View Jetty- An idyllic family home and an exciting income opportunity await- Generous four-bedroom, two-bathroom layout with a separate study- Included in the sale is the Pamela Mary, a coastal 30ft cruising launch- A cosy lounge room with a wood heater and glorious water views- Open-plan kitchen, living and dining leading to the wrap-around verandah- Charming kitchen with timber cabinets, exposed brick and tiled countertops- An additional barn, a studio, carport parking and a boat shed on the jetty- Generate a rental income from the Jetty memberships - Close to the heart of Kettering and the ferry terminal to Bruny Island