

5 Gully Road, Dodges Ferry, Tas 7173

House For Sale

Wednesday, 15 May 2024

5 Gully Road, Dodges Ferry, Tas 7173

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1828 m2

Type: House



Darren Jarvis
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Adam Lacy
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Buyers Range \$720,000 - \$780,000

This property sounds like a gem! Its prime location and the array of possibilities, make it a highly desirable family, holiday, or investment home. With views of Frederick Henry Bay, it's truly a picturesque spot. The private position is just a short walk to Carlton Beach, a spectacular swimming and surf beach which adds to its appeal, especially for families. The well maintained house features a cosy yet spacious interior with 3 bedrooms or 2 bedroom/study, 1 bathroom, and toilet. The floor plan creates a seamless flow between the living, dining, and kitchen areas, making it perfect for entertaining guests or spending quality time with family. The reverse cycle air conditioning ensures year round comfort, keeping you cool in summer and the free standing wood heater is sure to keep you warm on those chilly winter's nights. This home surely provides a comfortable base while leaving plenty of room for potential renovation and extension. With a large block of land spanning two separate titles 1828sqm in total, there's ample space to create a dream home or investment opportunity tailored to the next owner's vision. The opportunity to build a new home so close to an existing one in such a premium location is rare, especially within commuting distance to Hobart. The property's proximity to Dodges Ferry Primary School, local amenities, parks, beaches, and public transport enhances its convenience. Additionally, its proximity to Sorell and the Hobart CBD makes it ideal for those seeking both coastal living and easy access to urban amenities. Overall, this property offers a perfect blend of coastal lifestyle and convenience, with endless possibilities for customization and expansion. It's an opportunity not to be missed for anyone looking to secure a beautiful private location with potential for growth.

- Modest 3 bedroom home
- Outdoor entertaining area, deck with views
- Premium location to build a new home
- Large block of land 1828sqm, on two titles (approx. 1000sqm & 828sqm)
- Potential to renovate and extend the house
- Outdoor storage shed/workshop 6m x 3.6m with double doors
- Rare opportunity to secure a beautiful private location
- Proximity to Dodges Ferry Primary School, local shops and medical centre
- Walking distance to local parks, beaches, boat ramp and public transport
- 15 minutes to Sorell
- 35 minutes to Hobart CBD

Council rates: \$1700.00 PA • Rental appraisal