

**6 French Street, Orford, Tas 7190**



**House For Sale**

Thursday, 15 February 2024

6 French Street, Orford, Tas 7190

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1129 m2**

**Type: House**



Jim Playsted  
0437222600

## Offers around \$650,000

Whether you are looking for an affordable holiday home with large land, privacy and full services including the NBN - or plan to build a workshop to store classic cars, boat or caravan under cover – or just want the pleasure of your own private sanctuary with an established vegetable garden and raspberry patch by the sea, 6 French Street at East Shelly Beach in Orford can do it all! This Class 1A compliant 3 bed, 1 bath residence measuring 162m<sup>2</sup> of floorplan presents as a surprise package 17 x 9M colorbond building, tastefully finished in Windspray and Woodland Grey natural tones which blend well with the landscaping on the 1129m<sup>2</sup> title. Built to also house a 7M boat requiring 3.4M clearance under the remote control roller door, the multipurpose 6 French St with all underground services has been further developed to the vendors requirements with a quality fit out to include, carpeted bedrooms with panel heaters and an office or 3rd bedroom. Australian Cedar 4 panel timber doors were used in the fit out, the building is double glazing throughout and a solar blanket lining the roof of the entire building was installed during the build in 2018. The open plan living space with cathedral ceiling, separate laundry and luxury bathroom with walk in shower reflects a touch of class featuring custom stone mix, high quality polished concrete floors. The master bedroom with built in wardrobe enjoys dual access from both a sliding glass veranda door plus direct entry to the open plan living room. The low maintenance building with no external combustibles is compliant to BAL12.5 bushfire hazard rating and fully insulated to maintain a quiet and stable temperature year round. A North facing full length veranda allows for protected access during inclement weather and sensor controlled security lighting illuminates the drive way and veranda areas upon approach. A cavernous high clearance workshop space measuring 10.3 x 4.7M with industrial LED lighting easily stores a 20' caravan with room to spare through the roller door with motorised remote control. The functional galley kitchen is wired for a rangehood and equipped with a SMEG gas stove with electric oven and Bosh stainless steel fridge. No pristine East Coast rainwater is wasted from the large roof area water with catchment held in 2 x 22,000L rainwater tanks available for drinking, gardening, boat and car washing. The property can be switched from town to tank water at your convenience. The roof structure was reinforced when built to allow the future mounting of solar panels and has a TV aerial already mounted and wired to the building. A generous width concrete driveway finished in exposed aggregate allows easy access for boats and caravans to the property and the addition of a visitor park off street also opening through double farm gates adds extra flexibility for parking off street. The property is fully fenced and secure for small children and pets and planted with native shrubs which do well in the East Coast climate. Within a 5 minute walk with a local boat ramp, a bay full of moorings and several jetties, East Shelly Bay is protected from the afternoon sea breezes providing shelter for fishermen returning from the Mercury Passage and safe haven for small children paddling in the shallows. Just 1 hour by car from Hobart the Orford/Spring Beach precinct is popular with cyclists and well equipped with community support infrastructure including supermarkets, medical services, cafes, a pharmacy, and golf, bowls, marinas and boating clubs. What are you waiting for!