

618 Carlton River Road, Carlton River, Tas 7173



Sold House

Tuesday, 15 August 2023

618 Carlton River Road, Carlton River, Tas 7173

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 979 m2

Type: House



Donna Wooley

\$730,000

There is something special about living beside the water. A calmness washes over you each morning as you peer through the window to take in the delight that is your very own slice of peace and tranquility. And here at "Ulmia" that sense of calm has been home to the same family for more than 50 years. With a unique floor plan, there is loads of potential for this brick and western red cedar home, built in the late 1960's. There have been significant upgrades over the years, including a new bathroom, solar panels, new roofing and flooring, but there is still plenty of scope to add your own touch. Or enjoy it as it is, I like to think of it a trip down memory lane, but with good heating and loads of natural light. There are three bedrooms and multiple living spaces, all taking advantage of natural light and the elevated back deck enjoys stunning views to the river. There is plenty of storage throughout the home, including 2 garages and a workshop and there is plenty under house storage and built in cupboards throughout. The gardens, as you would imagine are lovely and well established and there are two greenhouses and a seedling shed for you to carry on the work of the current owners. At the bottom of the garden is a quaint little boathouse, officially on crown land, but the use is all yours. It is the perfect spot to store kayaks and paddle boards that you will no doubt need as your dream of living on the river comes to life, or perhaps you can use it as an artists studio, where inspiration is at your door step. This might be a once in a lifetime opportunity to secure a river front home so tightly held and much loved, so call me today to arrange your exclusive inspection. Carlton River is a beautiful little riverside suburb that boasts spectacular sunrises. It is a short drive to where the mouth of the river meets the ocean for excellent surfing and swimming. River front walks are also popular and if the tide is right you can walk for many kilometres. Only a 7 minute drive to Dodges Ferry where you will find your well stocked Hill Street Grocer, butcher, baker, doctor and pharmacy and more. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.