

**80 East Shelly Road, Orford, Tas 7190**



**Sold House**

Monday, 14 August 2023

80 East Shelly Road, Orford, Tas 7190

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1218 m2**

**Type: House**

**\$775,000**

Wanted: buyers with a love of traditional vertical board, classic East Coast holiday homes. Must be north-facing, on a 'no through road' near the water, within easy walking access to safe beaches for small children and have sufficient land area to provide for an orchard and privacy from neighbours. Minimum 3 bedrooms, a wood fire and a sleep out for guests and other family members staying over at Christmas and Easter. A workshop, spa and a mooring would be nice! Such a wish list is possible at 80 East Shelly Road in Orford, first time to the market for 23 years. On a large, elevated, north-facing block of over 1200 sqm – 80 East Shelly Rd is a shining example of a 1950s era property which has been enjoyed, improved, and cared for by a succession of families over the years. Featuring polished timber floors, a renovated bathroom with walk in shower and under floor heating and - before these Vendors purchased 80 East Shelly Rd a major addition had been completed to the eastern end of the property, adding a spacious, cathedral ceiling family room with exposed timber beams and French windows, opening to a sun deck, at the front of house. Situated towards the front of the title, the balance of land behind the house includes a children's playhouse, small mature age orchard and a 4th bedroom sleep out with nearby amenities for visitors. The same building houses a small workshop and storage area for garden tools, golf bags and fishing equipment – essential for an Orford holiday by the sea. A spa is housed within compliant security fencing complete with underground power and a shade cover overhead. Inside the house are 3 bedrooms, a lounge dining area with a wood combustion heater and centrally located kitchen entered via a roofed courtyard at the back of house. A house for all seasons, 80 East Shelly Road will be just as comfortable with a cosy winter fire as it is with after 5 drinks on the deck and fresh fish on the BBQ at the peak of summer. Just 1 hour by car from Hobart – come join the Shelly Beach property owners and invest in the future of your family.