

**9 Ninth Avenue, Dodges Ferry, Tas 7173**



**Sold House**

Monday, 14 August 2023

9 Ninth Avenue, Dodges Ferry, Tas 7173

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 620 m2

Type: House

## Contact agent

Expressions of Interest over \$675,000A spectacular family home with two living areas in a spectacular location This meticulously finished and beautifully presented home has much to offer to a family, a professional couple or anyone looking to retire in a peaceful and mesmerising location. Popular Tiger Head beach (294 metres approx.) and Okines beach (385metres approx..) is only a short distance away, providing an unparalleled scenery for long walks and restful summer days. Brightness and style along with a remarkably distinct ambience of a beach house make this an exceptionally attractive property for anyone who appreciates the wonder of living near the beach and away from the city. The heart of the home is often found in the kitchen and living area and this home is no different. The main living space features a cleverly built-in TV with the fine window furnishings adding an air of luxury and warmth. A reverse cycle air-conditioning has been fitted here for your comfort. Sophisticated concrete benchtops with a breakfast bar for four, stand in attractive contrast with warm Tas oak floors flowing through the kitchen, dining, and main living space of this beautiful home. Superbly dressed kitchen offers plenty of bench space while tastefully chosen cabinetry offers great storage and should satisfy most home cooks and aspiring chefs. A double-chamber white sink, dishwasher, wide oven, range-hood, and induction cooktop along with elegant brushed gold fittings, make this a functional and enviable kitchen. What is more, there is a perfectly designed butlers walk-in pantry / laundry with a large fridge space, generous storage, and food preparation space. The adjacent slate-lined sunroom with elegant sliding double doors can be utilised as a formal dining room and additional living space. There is direct access to the outdoor deck from the sunroom. Here you will find a perfect space to entertain your family and friends with a large barbecue area and a considerable grass space ideal for children to play and easy to maintain due to the lush green synthetic grass which lines it. A wooden deck overlooks the grass area and provides a tranquil space for enjoying the morning and afternoon sun. This elegant home contains three delightful bedrooms, two of which can comfortably accommodate a king-size bed, while the third bedroom provides sufficient room for a double bed and additional furniture. All three bedrooms have been lined with soft carpets, fitted with window furnishings and stylish light fittings. Both of the larger bedrooms have also been fitted with built-in-robos. Alternatively, the third bedroom with fixed shelves and hanging space could be used as an office or a nursery according to your lifestyle and needs. The appealing family bathroom has been meticulously designed with a tastefully presented walk in shower, elegant brushed gold fittings, wall mounted vanity and an overhanging bathroom cabinet with mirror doors. There is a large single car garage and additional parking on the property. There is also plenty of under house storage or potential further accommodation if required (subject to council approval). The front garden is designed to fit the elegant style of the house and requires little maintenance. The property is fully fenced for your peace of mind and fitted with a sliding front gate providing easy access. The home has an attractive street appeal and given its great location will appeal to many modern tastes. There is a primary school nearby as well as local shops and businesses. Dodges Ferry is a residential locality of the Sorell City Council, popular thanks to its natural beauty and great for beach goers, boaters, sailors, diver's and kayakers alike. The area has long been popular among Tasmanian families as a great holiday destination with beautiful sandy beaches and rocky headlands. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.All time frames and dimensions are approximates only.