

1 West Shelly Road, Orford, Tas 7190

SaleByHomeOwner
.com.au

House For Sale

Friday, 19 January 2024

1 West Shelly Road, Orford, Tas 7190

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 635 m2

Type: House



Sale By Home Owner
1300609392

Offers considered over \$1,200,000

The phone enquiry code for this property is - 5696 One of a limited number of waterfront properties on beautiful West Shelly Beach at Orford. This property is adjacent to East Shelly Beach and offers majestic views of the bay across to Triabunna and ocean views. This solid brick two level family home is the epitome of coastal lifestyle with water views and beautiful garden. On entry the first level has beautiful timber parquet flooring along the hallway and in the kitchen area. The main bedroom, a loft bedroom hideaway for the kids, a study and bathroom with spa bath complete the top level. The home has a blackwood timber kitchen and built-in wall cabinet and a large dining room for those fun family gatherings. The Main bedroom has built in wardrobes. A large balcony extends the width of the house and is the perfect spot for alfresco dining, a long lunch with good friends sampling some of Tasmania's now famous wines, while enjoying breathtaking water views and listen to the sea lapping at the little gulch just a stone's throw from the balcony. The second level of the home provides another 2 bedrooms, one large enough to accommodate 5 people, with 3 built-in bunks, a large rumpus room and bar area and a separate laundry including a shower, WC and hand basin. Glass sliding doors from the rumpus room lead to the garden and an alfresco sitting area. The home at 1 West Shelly Road has a relaxing Summer holiday vibe, with a large balcony offering both indoor and outdoor dining options. Large windows fill the house with abundant natural light. Internal Tas Oak timber walls and solid brick construction give this home a cool feel for summer and keep the house warm in winter. The lounge room is heated by a Saxon wood heater for winter nights and a split air conditioner for summer is in the dining area. The house has plenty of storage and a one-car garage. The home is in an enviable position between both the East and West Shelly beaches, providing an opportunity for long lazy walks on the beach of your choice and a walking track leading to the magnificent nearby Spring Beach. A bike ride can see you enjoying nature and the diverse bird life at Orford. With a local boat ramp, a bay full of moorings and several jetties, West Shelly Bay is protected from the afternoon sea breezes. From your deck watch the boats and ferries travelling back and forth to Maria Island and watch the fishing boats come and go into the bay at Triabunna. Just 1 hour by car from Hobart the Orford/Spring Beach precinct is a popular holiday destination. 1 West Shelly Road is a home to be shared with friends and family this is a home that makes you feel that every day is a holiday, relaxing and listening to the waves on the rocks and where you can watch the world go by. OPEN HOME Saturday 27 January 2024 & Sunday 28 January 2024 from 12noon 1 pm Monday 29 January 2024 by appointment. Contact Chrissy for all enquiries, and to arrange an inspection or make an Offer to Purchase.