

**15 Promenade, Dodges Ferry, Tas 7173**



**House For Sale**

Friday, 5 January 2024

15 Promenade, Dodges Ferry, Tas 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 890 m2**

**Type: House**



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## EOI Closing 22/01/24

This much-loved, virtual waterfront property is being offered for sale for the first time in over 40 years. Set in a tranquil and private location, it captures expansive water views of Tiger Head Bay, Frederick Henry Bay, and Seven Mile Beach, with Mount Wellington in the distance. This modest holiday home has been in the ownership of one family for 65 years and been at the heart of many family holidays by the sea. With easy access to the beach, swimming, kayaking, fishing, and walking to other beaches nearby can be enjoyed. The direct view of water conditions and proximity to the Dodges Ferry boat ramp facilitates the pursuit of water sports and fishing. Accommodation comprises 3 bedrooms, a kitchen-dining area, living room and bathroom which includes shower, toilet, and laundry facilities. The living room, dining area and 2 bedrooms at the front of the house have extensive water views and capture afternoon sunshine, while open fireplaces provide warmth in winter. Positioned at the front of the large level block, the house offers great possibilities for renovation and extension. The property provides a rare opportunity for the building of a new home in a spectacular virtual waterfront location, within commuting distance to Hobart.

- Prime virtual waterfront property
- Expansive views of Tiger Head Bay, Frederick Henry Bay, and Seven Mile Beach
- Private position, above a sheltered swimming beach which is ideal for young families
- Modest 3-bedroom home
- Premium location to build a new home
- Large level block of land 890 sqm.
- Potential to renovate and extend the house
- Rare opportunity to secure a beautiful private location
- Close proximity to Dodges Ferry Primary School, local shops and medical centre
- Walking distance to local parks, beaches, boat ramp and public transport
- 15 mins. to Sorell
- 35 mins. to Hobart CBD