

**439 Old Forcett Road, Dodges Ferry, TAS, 7173**



**House For Sale**

Wednesday, 14 August 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ruth Malcolm  
0455330665

## Coastal Living At its Best!

"Brookedale" is a spacious substantial family home nestled on 2.2360 hectares (5.5 acres), ideal for horse enthusiasts and families looking for a blend of countryside tranquility and coastal town living.

Upon arrival you're welcomed by a generous entrance hall that leads you to various inviting living spaces. To the left lies a sizable lounge/dining area featuring a reverse cycle heat-pump and a centrally positioned wood-heater for warmth and comfort. Conveniently located just off the dining area is the heart of the home - a well-appointed kitchen with ample cupboards and bench-space. The kitchen flows seamlessly into a cosy family room with a second wood-heater, creating a snug retreat during cooler weather. Sliding doors from the family room open onto an enclosed paved courtyard with a water feature, providing an ideal setting for year-round gatherings and relaxation.

The main bedroom, conveniently located off the front entry, features an en-suite bathroom and spacious built-in robes. Further down the hall, you'll find three additional bedrooms, two of which also have built-in robes. These bedrooms share a generously sized main bathroom complete with a free-standing bath and separate shower. Adjacent to the bathroom, there is a separate toilet and a dedicated laundry room for added convenience.

A covered verandah spans the front of the home, providing shelter from the sun on hot summer days. Here, the outdoor living experience is further enhanced by a swimming pool surrounded by timber decking, creating a perfect retreat for enjoying the outdoors.

Additional amenities of "Brookedale" include:

2 stables with attached yards, ideal for horse care and enthusiasts

A double shed offering ample storage space

A sizeable dam adding to the picturesque landscape

Separate paddocks ensuring space and versatility

The property is fully fenced, ensuring privacy and security. Despite its rural setting, "Brookedale" remains conveniently close to essential services, being just a 10-minute drive from Sorell township. It's also in close proximity to surf and swimming beaches, boat ramps, public transport, a doctor's surgery, local shopping centre and a fantastic primary school, striking a perfect balance between peaceful seclusion and accessibility to amenities.

This property also has the potential to subdivide STCA.