



17 Erica Street, ORFORD, TAS 7190

Riverside retreat

OPEN HOME - Saturday FEBRUARY 22 @ 1:00 pm to 1:45 pm

Welcome to 17 Erica St, Orford. This coastal cottage offers charm and a sense of peace as soon as you drive up to it. With recent renovations and improvements, it offers buyers a beautiful beachside cottage with no further work required. This single level 3-bedroom, 1 bathroom holiday home sits on an easy to maintain 579 m2

TYPE: Sold

INTERNET ID: R24388241

SALE DETAILS

Offers over \$640,000

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

allotment amongst low maintenance gardens at the head of a quiet cul-de-sac.

The home is warmed and cooled by your choice of a cosy wood heater, a hallway IXL wall heater and a Fujitsu 'split system' reverse cycle heater/cooler. The main living area features an open plan kitchen, dining and lounge area, while the bathroom and laundry are in separate rooms. 3 comfortable bedrooms all have provision for built-ins with one completed in the master bedroom. The property has access to the NBN.

Out front a sunny full-length veranda and timber deck captures the winter sun. Behind the property is a 6 x 3.8M Colorbond lock up garage/workshop complete with concrete floor, roller door, power, lighting and some shelving.

Key Features

- * Double glazed, aluminum windows throughout
- * New modwood deck in the privacy of the backyard
- * 20 solar panels
- * 5,000L rainwater tank
- * Wood burning heater for those chilly winter days & nights
- * Small enclosed veggie garden perfect for herbs & salad greens

Privately positioned, 17 Erica Street is located beside a natural coastal reserve with direct access to the Prosser River Coastal Walking Track providing a leisurely stroll to Orford's IGA, post office/newsagent, Wattlebanks Caf   & Providore, Scorchers Pizza & Pasta Bistro and the Blue Waters Hotel and Bistro.

Sheltered by the majestic Maria Island, Spring Bay, Mercury Passage and surrounds offering excellent boating and fishing. The Orford/Spring Beach precinct is also popular with walkers, cyclists and birdwatchers. The local community support infrastructure includes; supermarkets, medical services, cafes, a pharmacy, a library, golf club, lawn bowls, boating clubs and numerous other community groups. All this just one hour by car from the city of Hobart, or 45 minutes from the Hobart International Airport.

Please call or email Greg, who lives in Orford, for a private inspection

- Land Area 579.00 square metres
- Building Area: 107.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Greg Crump
0437134133



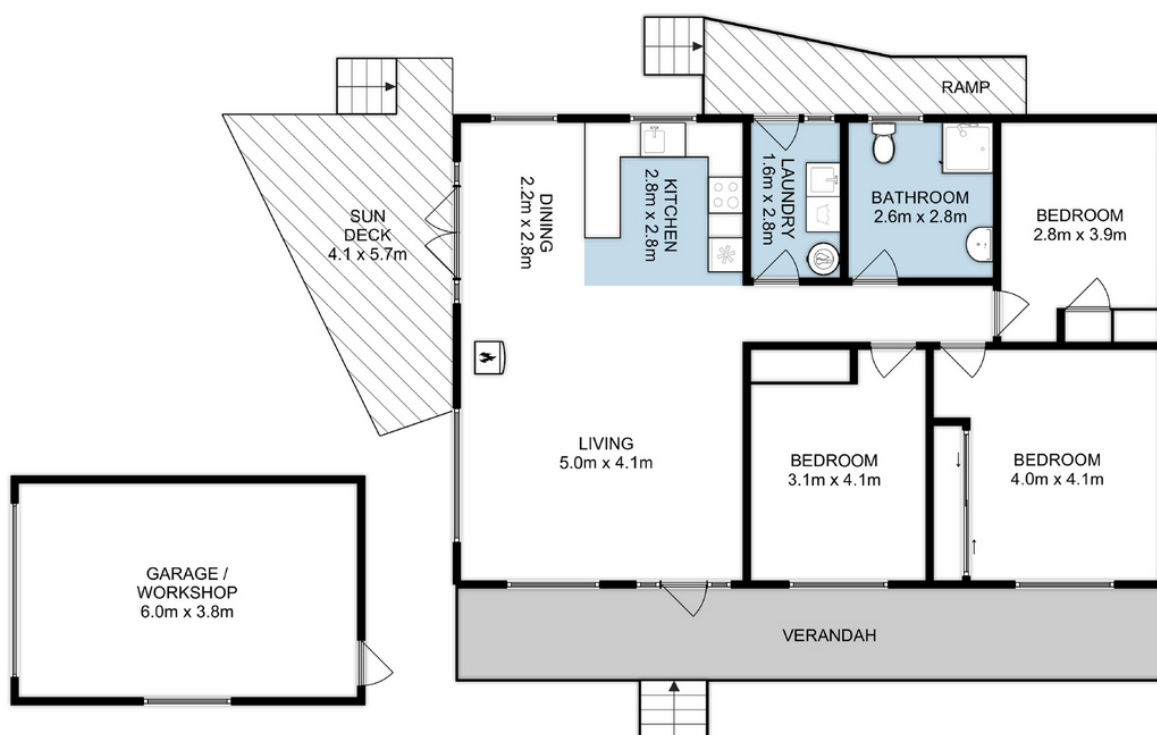








ORFORD
17 Erica Street
Floor Area : 107 sqm
Outbuilding Area : 23 sqm



IMPORTANT: measurements are approximate-interested parties need to verify