



15 Alma Road, ORFORD, TAS 7190

Outstanding Orford opportunity

Sitting at the high point of Alma Rd this property offers sensational views over the Orford Bird Sanctuary, Prosser River mouth, Mercury Passage and across to Maria Island. This 4-bedroom, 2-bathroom, (including ensuite), home provides relaxed coastal living in the sought after seaside town of Orford. Additionally, the downstairs rumpus area with toilet can easily be used for extra beds, or a number of other uses. The east

TYPE: Sold

INTERNET ID: R24400867

SALE DETAILS

facing study has room enough for a double bed, or bunk beds creating a 4-bedroom home.

Offers over \$665,000

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Paul Heerey
0498 111 049

Built in 1986 this solid brick veneer residence offers prospective buyers a multitude of opportunities:

* The downstairs rumpus room offers a unique opportunity for conversion into a self-contained living space (STCA), as it already includes a bathroom, or a second self-contained living zone for family and grandkids

* The back half of the block offers potential for a second dwelling (STCA) or to be subdivided with a 'right of way' established along the existing driveway (STCA)

* The upstairs living area offers potential to have a few walls removed creating a contemporary 'open plan' kitchen/dining/living zone with superb views (subject to independent building or architect inspection)

Alternatively, the house can be left as is, and with a few cosmetic changes, be your new coastal property.

The double garage has remote roller doors along with multiple off-street parking spaces for your boat or caravan or both. This makes it ideal for holiday retreats or permanent coastal living.

Key Features

* Spectacular views across to Maria Island - (see owners photos of sunrises and river mouth)

* Large outside deck facing east

* Sheltered deck area at the rear capturing the warming afternoon sun

* Opportunity to create a independent second living zone downstairs

* Set forward on the block with unobstructed views

* Large 1000 m² block that offers potential for subdivision (STCA)

* A fantastic opportunity for new owners to transform this early 80s solid brick house into a modern contemporary dwelling

The property is located a short stroll to Raspins Beach and the Prosser River Coastal Walking Track and a leisurely walk to Our Park, the Golf Club, Orford's IGA, Post Office/Newsagent, Wattlebanks CafÃ© & Providore, Scorchers Pizza & Pasta Bistro, Ellies cafe and the Blue Waters Hotel and Bistro.

Orford public boat ramp is a 1 minute drive and 7 minutes to the outstanding Triabunna Marina and the facilities of the township including medical facilities, sporting fields, supermarket, pharmacy and more

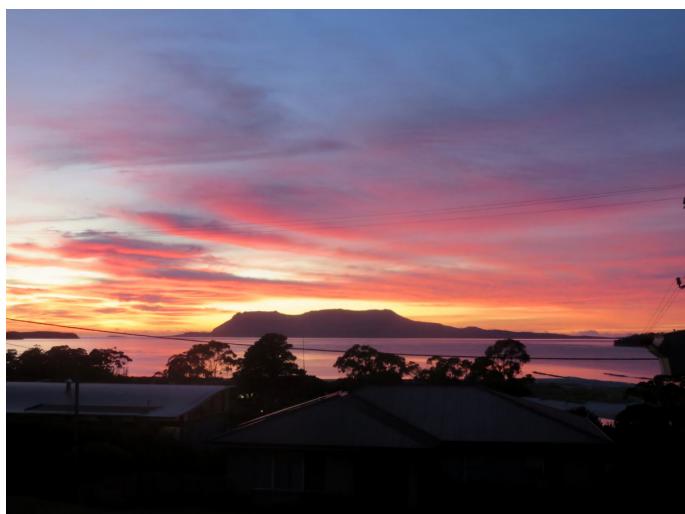
Situated along the stunning Tasmanian East Coast tourist trail, the property is just a scenic 50-minute drive to Hobart International Airport and a little over an hour from Hobart's city centre. Offering a blend of relaxation and convenience, it presents the ultimate lifestyle opportunity in the very popular and growing Orford/Spring Beach precinct.

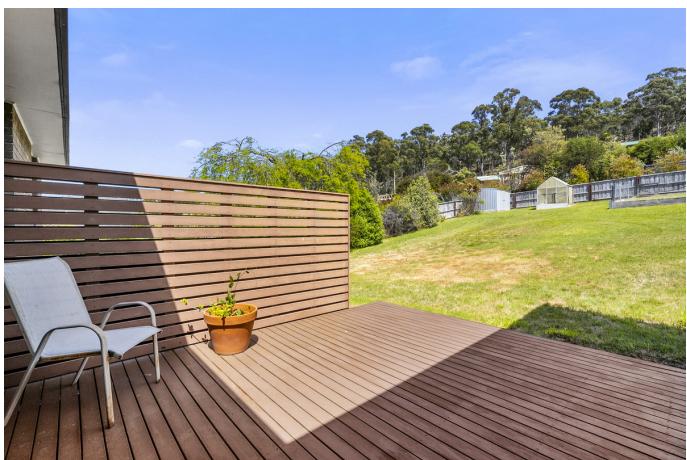
Don't miss your chance to explore the serenity of this coastal retreat. Your dream sea change awaits, what are you waiting for?

Book your private inspection with Greg who is a permanent resident of Orford.

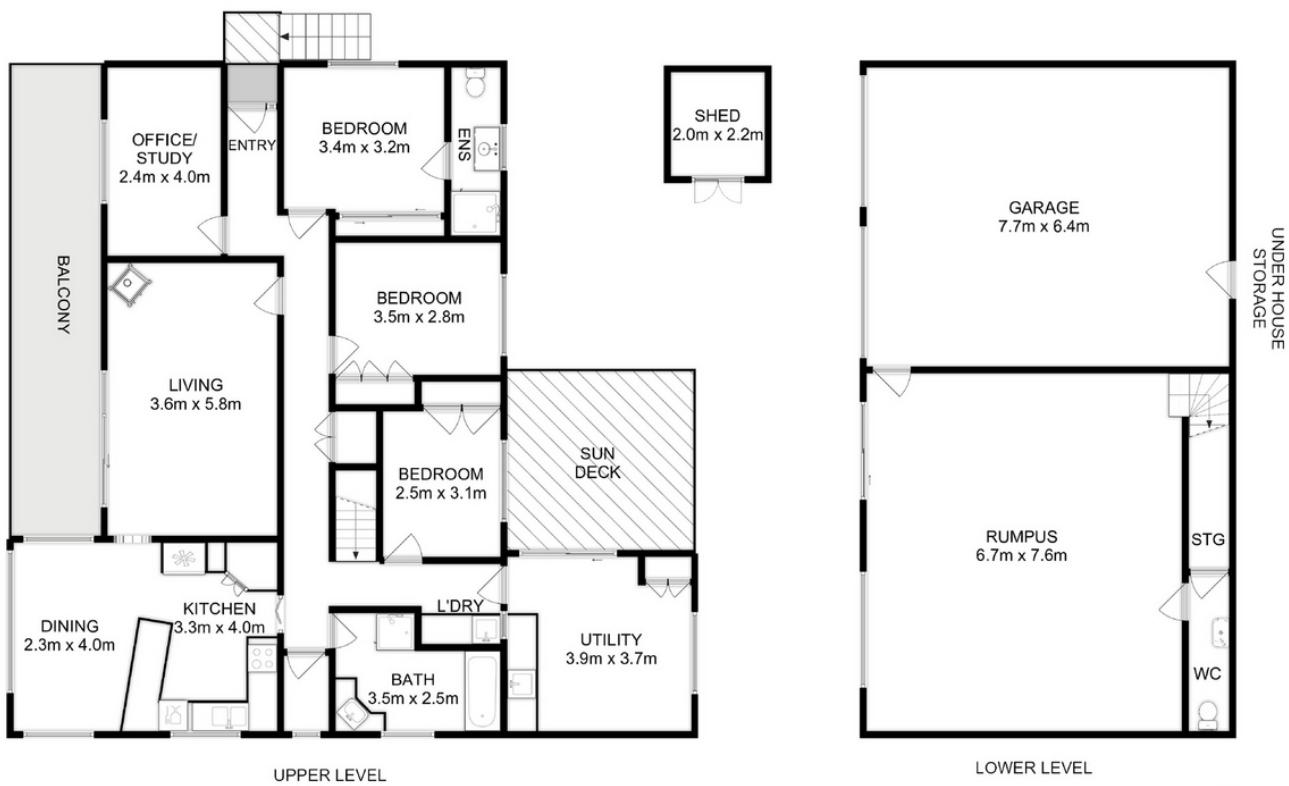
- Land Area 1,008.00 square metre
- Building Area: 136.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage











Total Approx. Floor Area (inc Garage): 254 sqm
 Total Approx. Outbuilding Area : 4 sqm

All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
 Produced by Open2view.com