



9 Oxleys Road, KETTERING, TAS 7155

Harbour views, coastal lifestyle

Commanding exceptional views across the rolling hills to Oyster Cove Marina, the D'Entrecasteaux Channel, and Bruny Island, this generously proportioned, north-facing home set on a 1,540 sqm double allotment captures the essence of Kettering's sought-after coastal lifestyle, just a short stroll to the local Oyster Cove Inn pub, cafes and scenic walking tracks.

TYPE: For Sale

INTERNET ID: R24766135

SALE DETAILS

Offers over \$795,000

Built in 1989, this solid brick, light-filled and welcoming family home features large windows throughout framing the captivating views and beyond. Elevated to make the most of its spectacular outlook, the property still provides level access via the carport and rear sliding door, ensuring effortless entry and everyday convenience.

Inside, the home offers a versatile and functional floor plan designed for easy living. The generous kitchen flows seamlessly into the open-plan dining and living area, extending to a large, sun-filled deck with a roller sunshade - perfect for entertaining while soaking up the views.

The lower level features a flexible rumpus room, ideal as a home gym or fourth bedroom, complete with its own external access and a dedicated wine storage area. Completing the layout are three bedrooms, including a main bedroom with water views, serviced by a family bathroom and a separate laundry for added convenience.

Outdoors, the property is fully wallaby-fenced and designed for easy living, featuring an impressive double brick garage, two additional powered sheds, a three-car carport, and a greenhouse with bricked wicking beds connected to the rainwater system. The established gardens include a variety of fruit trees, a solar-powered fishpond, and a woodshed, all contributing to a tranquil and self-sufficient lifestyle.

Sustainability and comfort take centre stage with 6.9kW Solahart solar panels, solar hot water, and two rainwater tanks. A wood heater, two reverse-cycle air conditioners, and full ceiling insulation ensure year-round comfort.

Perfectly positioned within walking distance to Kettering's vibrant village hub, this property offers the ideal balance of coastal beauty and community connection. With the Oyster Cove Marina and Bruny Island Ferry moments away, Kettering is a welcoming harbour town celebrated for its waterfront dining, artistic spirit, and relaxed lifestyle - all just 35 minutes from Hobart.

- Land Area 1,540.00 square metre
- Building Area: 231.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- 3 car carport

CONTACT DETAILS

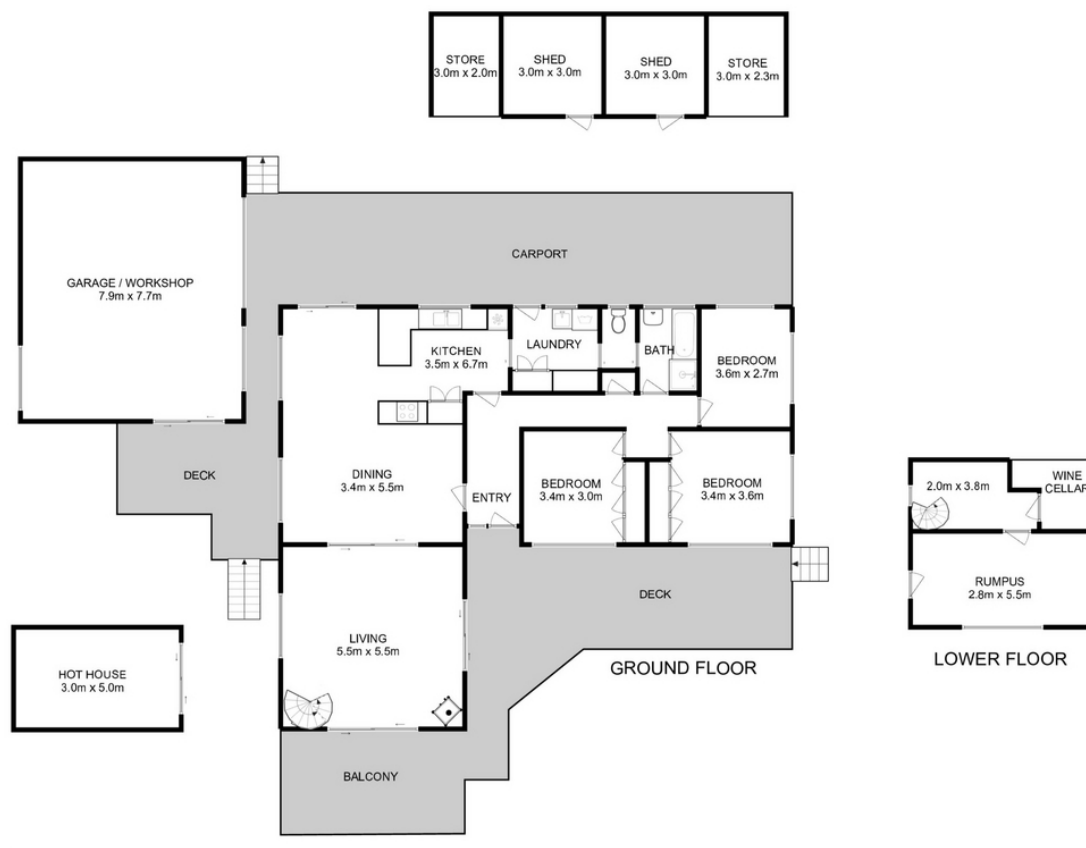
Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Tay Smook
0480 197 558



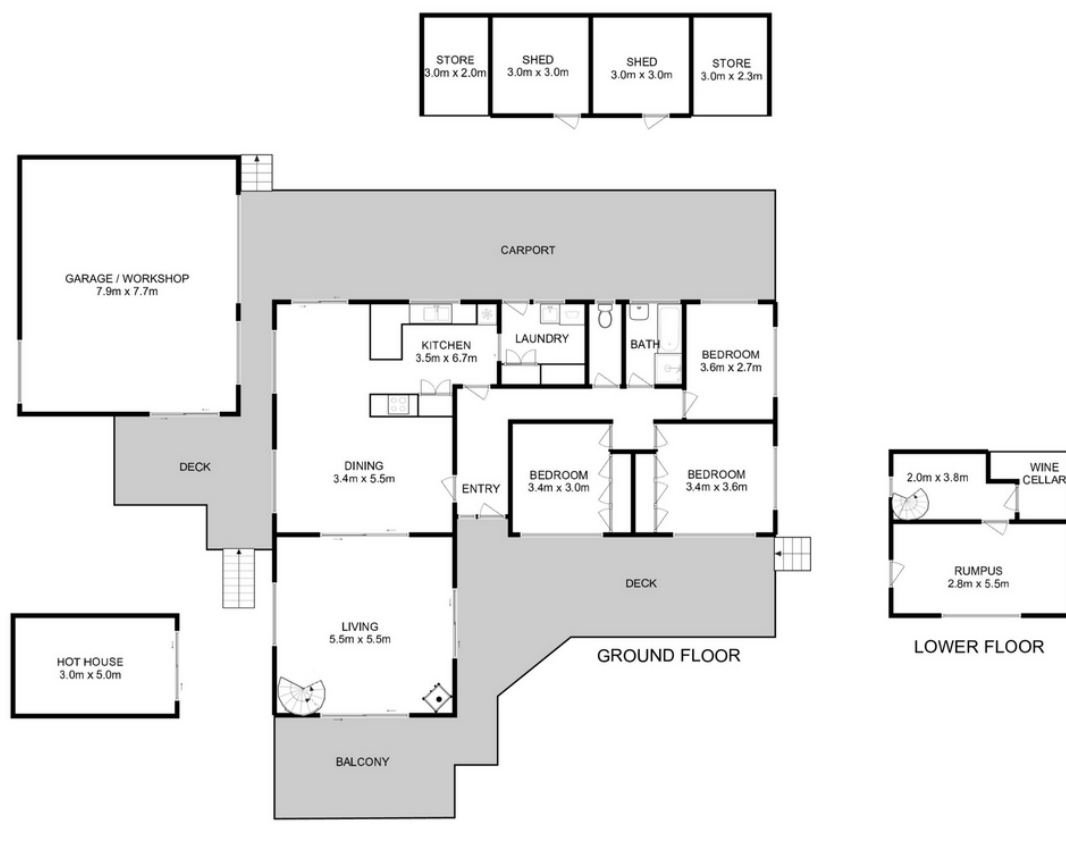






Total Approx. Floor Area : 231 sqm (inc. garage)
Total Approx. Outbuilding Area :50 sqm

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



Total Approx. Floor Area : 231 sqm (inc. garage)
Total Approx. Outbuilding Area :50 sqm

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