

## 16 Dodges Hill, Dodges Ferry, TAS 7173

Sold - 28/02/2023

House 3  2  1 



### A hill top native oasis on the edge of a sea side town

Built in 2019, this immaculately presented property is what happens when an amazing blend of contemporary design and natural beauty come together perfectly.

Set on a fully fenced 1.037 hectare lot, 16 Dodges Hill Road has had its current owners hearts and souls poured in to it which is evident from the moment you arrive, driving through the custom crafted front gates created by a local metal artist.

#### Open for Inspection

By Appointment.

Stepping through the front door, you find yourself in the light filled open plan living, dining, kitchen area with cathedral ceilings and walk in pantry. Past the kitchen is a very generously sized wet room laundry with access out to the deck and yard. The living area provides amazing views over the gardens, water views of Fredrick Henry Bay and stretching across to Kunanyi. The living area is also the main access out to the 58m2 deck, one of the many beautiful outdoor entertaining areas this property has to offer and an ideal location to enjoy your morning tea or coffee surrounded by nature and your amazing gardens.

On the other side of the home are the three bedrooms, all with built in robes, the larger master bedroom boasting a large ensuite including double bowl wall hung vanity, spacious 2x1m shower and separate WC. The master bedroom also has direct access via the glass sliding door, out to the deck and garden.

Other features of the home include:

Bosch home security system

17 Panel 5.27 SolarEdge Smart Module system including SolarEdge SE500H.4985 W Inverter.

Mitsubishi reverse cycle air conditioning unit

Double glazed windows throughout

Two water tanks servicing the home with a combined capacity of approximately 44,000 litres

Surrounding the home are the breathtakingly beautiful yards, professionally designed and landscaped to a level not out of place on the cover of a gardening magazine. The well-established native gardens are native wildlife friendly and attract a wide range of native wildlife including Tasmanian Bettongs, Echidnas, Ringtail and Brush tail possums, Bandicoots and Blue Tongued lizards. A wide range of birdlife is also found on the property including a family of tawny frogmouths, a range of honeyeaters, rosellas, blue-winged parrots and yellow-tailed black cockatoos. 16 Dodges Hill Rd. has been a Gardens for Wildlife Member since 2019. Outdoor entertaining has been taken to the next level with the exposed aggregate barbeque and dining area complete with its very own wood fired pizza oven. Once again, this area is also surrounded by one of the many picturesque native gardens located on the property.

#### Listed By

Stuart Whyment

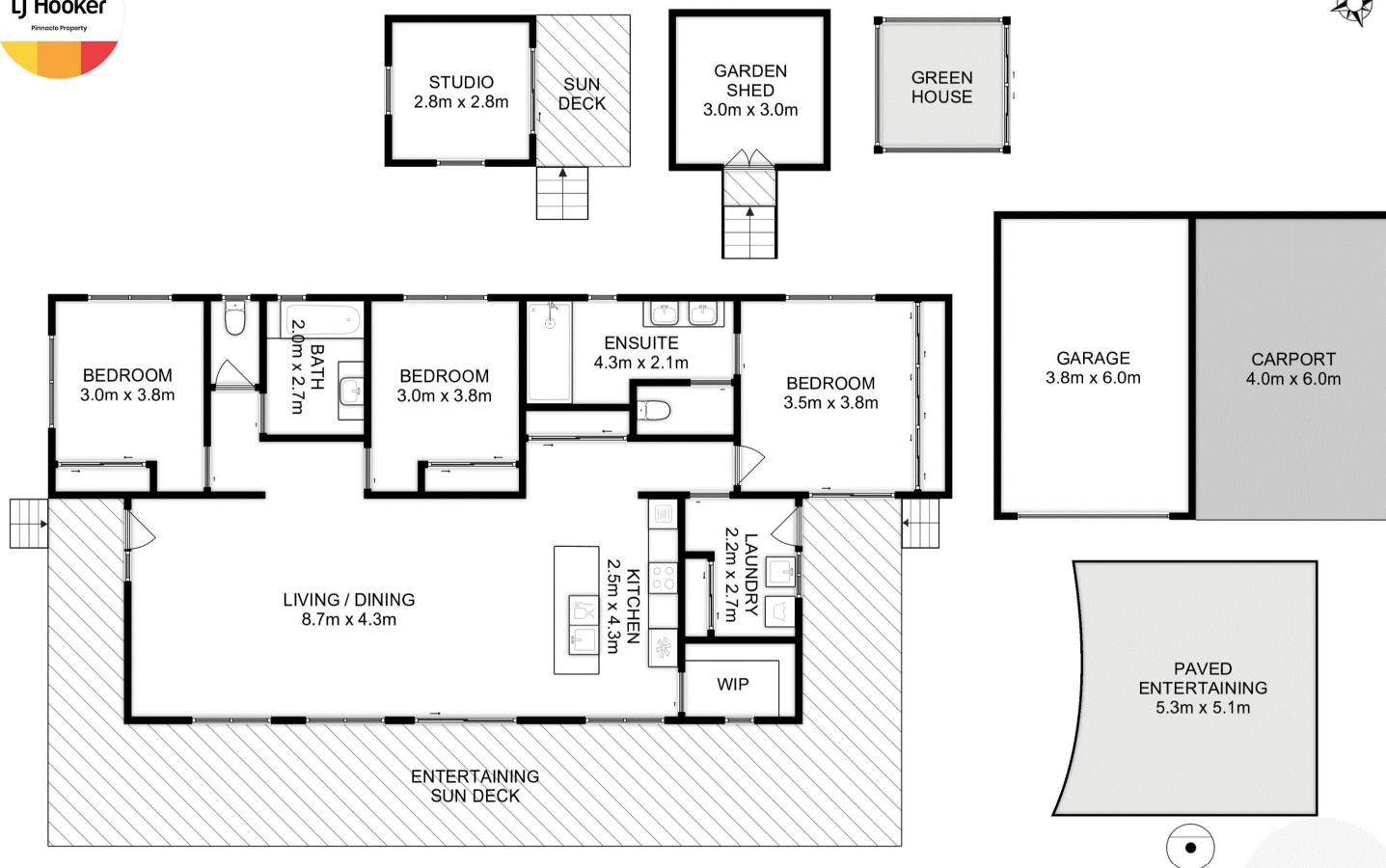
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Taya Parsons



## Floorplan



Total Approx. House Area : 133 sqm  
Total Approx. Outbuilding Area : 84 sqm

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