

**42 Main Road, Sorell, Tas 7172**

**Raine&Horne.**

**House For Sale**

Thursday, 4 April 2024

42 Main Road, Sorell, Tas 7172

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 612 m2**

**Type: House**



Warren Stuart  
0418121879



Anne Stuart  
0418125676

## Offers Over \$595,000

Great opportunity to purchase a very neat and tidy diverse property right in the heart of Sorell. It is currently leased as Professional Offices but would make a very cosy home or a fantastic investment. It is situated on the main road and is within easy walking distance to most shops and services that Sorell has to offer. The property itself has been modernised and made very comfortable for the current tenants. The front door with complimentary stained glass welcomes you into the home and leads into a front entrance. Off to the left is a good size lounge that is currently being used as the main reception area. Adjacent is the kitchen with white laminate cupboards and benchtops with timber trim that hosts an upright stove with range hood, good cupboard space and also incorporates the dining. Off the kitchen is a lovely light sunroom, a great space to sit and relax with a cuppa and have a read. There are three bedrooms, one with built-ins and are currently all being utilised as offices. The main bathroom has a new vanity with feature raised handbasin and the shower is over the bath with a built-in screen. There is also a w/c plus a separate w/c next door, all conveniently located near the bedrooms. Outside is a separate studio, a very handy space for many and varied uses including man cave, home office, extra rumpus or external 4th bedroom, a double sliding entrance door with extra flywire. There is a garden shed to house all your outside needs. The gardens are landscaped and there is an ideal space that would make a great BBQ area to host your family and friends. The backyard is also completely enclosed creating a safe space for the children and pets. A good sized carport and plenty of OSP complete this lovely diverse property that offers plenty of scope for your own personal needs. Another feature is the multiple reverse-cycle heat-pumps throughout the property to keep all the rooms comfortable throughout all seasons. Sorell Township offers Supermarkets, Shops, Cafes, Medical, Chemists, all Emergency Services, Sporting complex, Transport, all your Real Estate needs, and much more. It is also known as the Gateway to our beautiful East Coast and the famous Tasman Peninsula. It is only approx. 12 mins down to our beautiful swimming and surf beaches in Dodges Ferry and Carlton, approx. 12 mins to the Hobart International Airport and approx. 20 mins to the CBD. If this great diverse property inspires some interest for you, please call Anne or Warren today.