

**6 Charles Street, Orford, Tas 7190**

**Raine&Horne.**

**Sold House**

Sunday, 13 August 2023

6 Charles Street, Orford, Tas 7190

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Greg Jones

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## Contact agent

Fantastic opportunity to purchase a large low maintenance home in a central location. It offers the astute purchaser options to suit their own particular needs. It has four bedrooms and two living areas that would suit most family's requirements, make a great investment property or conduct your own business from home. The home itself offers a spacious timber kitchen with big windows to let in all the light and sun, ample cupboards and bench space and Chef stove. Both the good size lounge and dining room are separate with the lounge offering a cosy wood-heater set in a feature fireplace, plus a reverse-cycle heat-pump which will keep the home comfortable all year round. The dining room has ample space to host your family dining setting with ease. Even though all these rooms are basically separate, large openings between them open up the living, creating lovely light spaces throughout. Add a second living space complete with a powder room to the mix that could also be utilised as a Home Office or Business Frontage. A hallway leads through to two double bedrooms both with built-ins with the main bathroom adjacent, which also incorporates the laundry facilities which is convenient to both bedrooms and living. Leading off the far side of the living, is a built-in bar with a computer nook alongside, as is a third w/c. Further along there is also a single bedroom which then leads into the fourth double bedroom or rumpus room. Outside is a covered open space, ideal for entertaining family and friends, a handy storage shed or workshop and a fully enclosed back and front yard, a safe area for the children and pets. A single carport plus OFS parking completes this versatile family home. Opposite the local IGA and popular cafes, and within walking distance to the beach and river, with Just a short drive to the Bowls or Golf Clubs and a leisurely stroll to the local park that also has beach access, this versatile family home is a great opportunity for the astute purchaser. If this property is of interest to you, please call Greg Jones for your immediate inspection.