

6 Hilltop Place, Dodges Ferry, TAS, 7173

Raine&Horne.

House For Sale

Tuesday, 26 November 2024

6 Hilltop Place, Dodges Ferry, TAS, 7173

Bedrooms: 3

Bathrooms: 2

Parkings: 9

Type: House



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MODERN COASTAL RETREAT WITH UNIQUE DESIGN FEATURES

Nestled into the hillside of Dodges Ferry, 6 Hilltop Place is a thoughtfully designed, energy-efficient home offering privacy, tranquillity, and ocean views—all just a short stroll from some of Tasmania's most picturesque beaches. This north-facing sanctuary is as practical as it is stylish, showcasing sustainable materials, modern features, and a seamless blend of indoor and outdoor living.

Step inside, and you'll immediately feel the warmth and thoughtfulness that make this home so unique. The energy-efficient design is not just practical—it creates a cosy and inviting atmosphere year-round. Polished concrete floors capture and release the sun's warmth, while straw bale walls and a recycled brick thermal mass wall add a rustic charm that's both beautiful and functional. Double-glazed windows frame the stunning coastal views while keeping the home insulated and peaceful.

The open-plan living area is the heart of the home, where concrete benchtops and a welcoming kitchen island invite connection and conversation. Imagine mornings filled with sunlight streaming through the bifold doors, opening to a large deck that blurs the line between indoors and out. Whether it's a casual family breakfast or an evening gathering with friends, the space is designed for creating memories.

Upstairs, the master retreat offers a sense of calm and seclusion. Wake up to panoramic views of the ocean and countryside, pass through the spacious walk-through wardrobe, and start your day in an ensuite that feels like a private spa.

Downstairs, the additional bedrooms are perfect for family or guests, each with built-in wardrobes and plenty of natural light. The family bathroom continues the home's modern yet earthy design, featuring a walk-in shower, built-in bath, and polished concrete surrounds.

Every corner of this home is designed to make life easier, warmer, and more beautiful. Whether you're relaxing in the living spaces, entertaining on the deck, or soaking up the tranquil vibe of the private yard, this home embraces you with its thoughtful design and unique character.

Coastal Lifestyle at Your Doorstep

Perfectly positioned in the heart of Dodges Ferry, this home offers easy access to some of Tasmania's best beaches. Whether it's surfing the waves at Park Beach, swimming at Carlton Beach, or enjoying the tranquillity of Red Ochre Beach, you'll have a variety of stunning coastal spots just minutes away. Dodges Ferry is renowned for its relaxed coastal vibe, offering easy access to cafes, local shops, and community amenities. For families, the nearby primary school and school bus stops make daily routines a breeze.

A Shed and Office Space That Work as Hard as You Do

The property features a custom-built three-bay shed that's a dream come true for hobbyists, DIY enthusiasts, or anyone running a home business. Designed with functionality in mind, the shed includes a step-down car workshop area suitable for a hoist, as well as ample space for projects and storage. At the northern end, a dedicated office space boasts a separate entrance, complete with a sliding glass door opening onto a private deck with stunning views across Carlton River and Carlton Beach. This versatile office area is heated with its own heat pump and includes a mezzanine level for additional storage or creative uses. Whether you need a productive workspace or room to bring your ideas to life, this shed and office setup delivers unmatched flexibility and potential.

If you're a boating enthusiast, 6 Hilltop Place has you covered. With a spacious carports and ample open parking areas, there's more than enough room to securely store your boat and trailer. The property's generous layout is designed to accommodate larger vehicles and recreational equipment with ease, making it ideal for those who want to take full

advantage of the nearby waterways. Whether it's heading out to Frederick Henry Bay or exploring the Carlton River, having your boat at the ready has never been more convenient.

Bonus Features:

- . Secure fenced yard with electric gate.
- . Upstairs laundry chute.
- . In-built ironing station.
- . Central study nook.
- . 32,000 of water storage across three tanks, a chicken coop, and a vegetable garden for sustainable living.
- . Lockable under-home storage, a large carport, and plenty of space for outdoor activities.
- . 5kw Solar system
- . Hydronic in floor heating (heat pump)
- . Chicken coup, fruit trees and vegetable garden.

This property is more than a home; it's a lifestyle. Whether you're seeking a sea change or a unique space to call your own, 6 Hilltop Place offers it all.

Opportunities like this don't come along often. This stunning coastal retreat is only available for a short time, with the sale tied to the purchase of another property. If it doesn't sell now, it may never come on the market again. Don't miss your chance to secure this one-of-a-kind home in Dodges Ferry-homes like this are truly once-in-a-lifetime finds!

Expressions of Interest:

Contact Danny and Debbie today to arrange a walk-through and experience this one-of-a-kind home for yourself.