



75 Alomes Road, Forcett

Forcett - Three Acres, Water Views And Room For Everyone

ANT'S "FLUFF-FREE" DESCRIPTION

Four bedrooms, two bathrooms, a study and three acres, sitting high enough to see the water from the couch. A wood heater for winter, a courtyard for summer and a garage big enough for the boat. Five minutes to the beach, ten to Sorell, half an hour to town.

THE GOOD STUFF:

1. Water views from the living room, the kitchen and the upstairs balcony, so the morning coffee comes with the treetops and the bay stretched out in front of you.
2. A living room with a raked timber ceiling, feature brick and a wood heater. Picture a July night, the fire going and nowhere you need to be.
3. The main bedroom is upstairs and all yours, with a walk-in robe, an ensuite and a private balcony made for watching the sun go down.
4. A kitchen for people who actually cook: a big freestanding range,

4 2 3

FOR SALE

Offers Over \$1,150,000

VIEW

By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



butcher-block benchtops, an island to gather around and a walk-in pantry for the big weekly shop.

5. A renovated family bathroom with a freestanding bath and walk-in shower, plus a separate WC so the morning rush stays civil.

6. Four bedrooms, a study and a sitting room, so the kids get their space, the home office gets a door and you get some peace.

7. A paved courtyard sheltered by brick walls with a covered barbecue area, where Sunday lunch has a habit of turning into Sunday dinner.

8. A large detached garage and workshop with a covered side bay, plus a double carport. The boat, the trailer, the tools and the toys all finally have a home.

9. Approx. 1.26 hectares of established gardens and bush for the kids to roam, the dog to run and that veggie patch you keep promising yourself.

10. A heat pump alongside the wood heater, so the place stays comfortable whatever Tasmania throws at it.

11. Country hush at the front gate with Okines Beach about 2.7km away, Dodges Ferry Primary about 3.3km and the Lewisham Tavern about 2.5km for a counter meal.

THE BORING-BUT-IMPORTANT BITS:

1. 4 bedrooms, 2 bathrooms plus study, double carport plus a large garage and workshop

2. House approx. 146m²; (as per the floor plan)

3. Land approx. 1.26ha, about 3.1 acres (Volume 300012 Folio 2)

4. Built in 1991 and well looked after since

5. Brick split-level home under an iron roof

6. Zoned Rural Living under the Sorell planning scheme

7. Tank water and on-site septic, nicely self-sufficient

8. Heating and cooling by wood heater and heat pump

9. Sorell Council, with rates details happily provided on request

10. Rental appraisal \$680 to \$760 per week (most likely \$720), signed off by Ant and available on request

11. Offers Over \$1,150,000 by Private Treaty

Three acres with water views this close to the beach don't come up often, and they don't hang around when they do. Be quick.

Contact: Ant Manton - 0408 621 856 -
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Onwards and upwards to your next country chapter!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	ZGJ1F
Property Type	House
House Size	173 m2
Land Area	1.26 hectare
Including	Ensuite Study Air Conditioning Courtyard Balcony Outdoor Entertaining Built-in-Robes Water Tank

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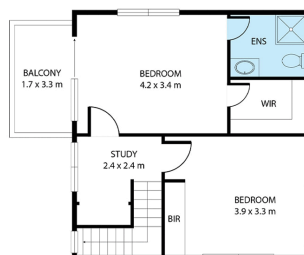
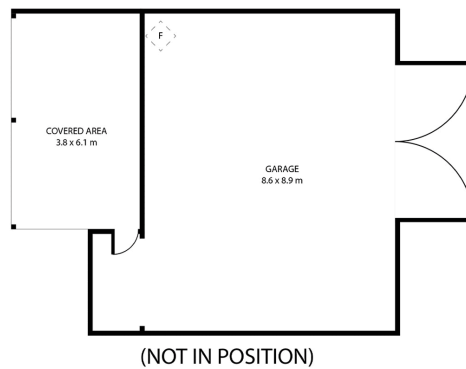
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LJ Hooker Pinnacle Property (03) 6272 8177

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Total approx. house area: 146 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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