



2 Horizon Drive, Sorell

## Sorell - Big Views. Big Deck. Big Opportunity

Ant's "Fluff-Free" Description...

Big Views. Smart Buying. No Nonsense.

Some homes try to impress with bells and whistles.




Others just quietly get everything right...and then throw in a view that does most of the heavy lifting.

Welcome to 2 Horizon Drive, Sorell.

Set in an elevated position overlooking the township, this home captures sweeping views out toward Frederick Henry Bay and Orielton Lagoon. It is light, open, easy to live in, and has a deck that you will end up using far more than you originally planned.

Inside, the layout is practical and comfortable. Outside, it is secure, low maintenance and ready to go.

For first home buyers, this is a smart entry into the market without compromising on lifestyle.

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**FOR SALE**

Offers Over \$705,000

**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.

 **LJ Hooker**

For investors, this is exactly the kind of property tenants line up for.

No fluff. Just a good, honest property in a great position.

#### THE DETAILS THAT MATTER...

- Elevated position with sweeping views over Sorell and toward the water
- Light-filled open plan living with large windows capturing all day sun
- Sliding doors from dining area opening onto a generous front deck
- 3 bedrooms, all with built-in robes
- Master bedroom with walk-in robe and ensuite
- Recently renovated main bathroom finished to a high standard
- Functional kitchen with ample storage, including corner pantry
- New oven and hotplates ready for everyday use
- Fresh updates including new carpet, repainting and improvements throughout
- Mitsubishi heat pump for year-round heating and cooling
- Fully fenced yard, ideal for kids or pets
- Single lock-up garage with internal access
- Additional off-street parking available
- Under-house area with potential for storage, workshop or future man cave
- Brick construction, built circa 2010 to 2011
- NBN connected with all essential services in place

#### LOCATION...

- Walking distance to shops, schools, medical services and public transport
- Approximately 15 minutes to Hobart Airport
- Around 25 minutes to Hobart CBD
- Positioned in a high-demand, growing area with strong long-term appeal

## WHO THIS SUITS...

- First home buyers wanting a solid start with lifestyle upside
- Investors chasing a low-maintenance property with strong rental appeal
- Buyers who understand that a good view is never a bad investment

## FINAL WORD...

At this price point, most buyers expect to compromise somewhere.

Here, you really don't have to.

And once you stand on that deck and take in the view... you will understand exactly why.

Onwards and upwards to your Sorell sensation!

"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	NKJ1F
Property Type	House
House Size	135 m2
Land Area	631 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Ant Manton 0408 621 856

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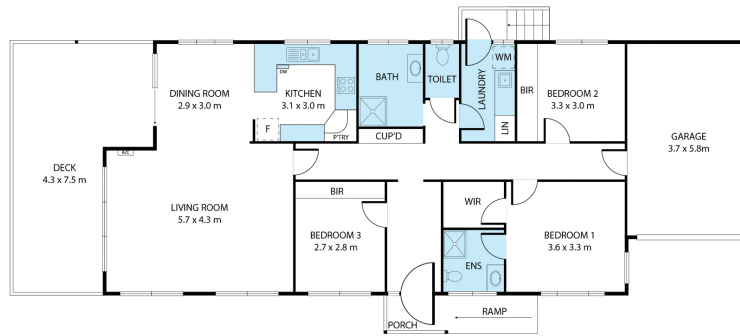
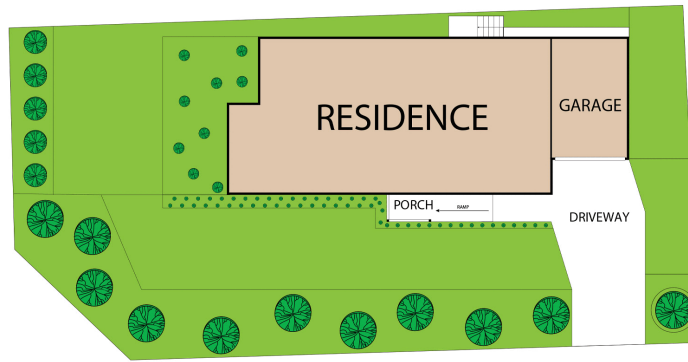
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## 2 Horizon Drive, Sorell

House area: 135 sqm

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

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