



21 Downward Way, Sorell

## Sorell - Big on space. Smart on design. Zero nonsense.

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

Big on space. Smart on design. Zero nonsense.

Built in 2023 and still feeling brand new, this is a substantial modern home designed for real families who want room to move, flexibility to grow, and a shed that actually gets used.

Everything here has been done once, done properly, and done with liveability front of mind.

### THE HOME

- 2023-built modern residence
- Approx. 190m<sup>2</sup> of internal living
- Set on a 555m<sup>2</sup> fully fenced allotment
- Practical, family-friendly floorplan with excellent separation

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.

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### FOR SALE

Expressions of Interest

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
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## BEDROOMS & LIVING

- 5 generous bedrooms and multiple living spaces
- Master suite privately positioned with walk-in robe and ensuite
- All remaining bedrooms include built-in wardrobes
- Multiple living zones - ideal for families, work-from-home, or teenagers needing space

## KITCHEN & HEART OF THE HOME

- Open-plan kitchen, dining, and living zone
- Quality Westinghouse appliances
- Induction cooktop
- Walk-through butler's pantry with excellent storage
- Designed for entertaining without clutter

## COMFORT & FINISHES

- LED downlights throughout
- Tinted windows for privacy and thermal comfort
- Day-night blinds installed
- 315L hot water cylinder
- Starlink satellite and NBN connected

## OUTDOOR & STORAGE

- Covered rear entertaining area
- Separate fire pit entertaining zone
- Low-maintenance, private backyard
- 6x6m powered shed
- amp circuit - ideal for tools, trades, or serious hobbies
- Plenty of space for the caravan, trailer, and boat

## LOCATION

- Positioned in fast-growing Sorell
- Approx. 25 minutes to Hobart CBD

- Short drive to Hobart Airport
- Easy access to Lewisham, Dodges Ferry, and Carlton beaches
- Close to Coal River Valley vineyards and Tasman Peninsula

#### THE VERDICT

This is not a show pony.

It's a well-built, well-thought-out home that delivers on space, flexibility, and lifestyle without cutting corners.

If you need room for family, work, toys, or all three - this one makes sense.

Onwards and upwards to your Sorell family stunner!

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

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	FDJ1F
Property Type	House
House Size	190 m2
Land Area	555 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Water Tank

**Ant Manton 0408 621 856**

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**21 Downward Way, Sorell**

House area: 189 sqm

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

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