

23 Attunga Drive, Sorell

Sorell - Pool, Patio & Big Backyard...Family Fun in a Quiet Cul-de-Sac

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

Tucked away in a quiet cul-de-sac, this updated three-bedroom home on a big, level 1,074m² block is all about easy living and maximum fun.

Think open-plan living, a huge covered entertaining area and a sparkling solar-heated pool – the kids, the grandkids, the dog and the inflatable flamingo are all going to feel very at home here.

Whether you're upsizing for the family, or downsizing the maintenance without sacrificing lifestyle, 23 Attunga Drive is the kind of place people remember for the Christmas lunches and backyard cricket, not the chores.

Key Features – At a Glance...

- Family-friendly, level 1,074m² block in a quiet, sought-after cul-de-sac – room for kids, pets, trampolines and absolutely heroic slip-and-slides.

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

Offers Over \$875,000

AGENTS

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AGENCY

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LJ Hooker

- Solar-heated in-ground swimming pool with high fencing – summers sorted and no fighting for a spot at the public pool.
- 3 bed, 2 bath, 2 living, 2 car with around 140m2 of comfortable living (plus that big outdoor entertaining zone and double garage).
- Oversized 6m x 6m double garage with power, ideal for cars, toys, hobbies or that gym you swear you're going to use.
- Reverse-cycle Daikin inverter (2022) plus insulation keeps things comfy year-round – because Tasmanian weather likes to keep us guessing.
- 16 solar panels with 5kW inverter to help tame those power bills.

Inside...

- Light-filled open-plan kitchen and dining at the heart of the home, with updated benchtops and splashbacks – more 'this year' than '1990s throwback'.
- Two generous living areas – a formal lounge at the front plus a relaxed family room flowing straight out to the covered entertaining area. Perfect for movie nights in one and LEGO explosions in the other.
- Main bedroom suite with walk-in robe and renovated ensuite – shut the door, pretend the kids don't exist for five minutes.
- Two additional bedrooms with built-in robes – no one's living out of a suitcase here.
- Family bathroom, separate toilet and practical laundry positioned close to the back door and clothesline – form and function working together for once.
- NBN connected, so streaming, WFH and online gaming are all happily co-existing (in theory, at least).

Outside...

- Expansive covered entertaining area off the family room – big enough for the BBQ, outdoor dining, a lounge setting and a dog sleeping under all of the above. (Plus a BBQ bench already marked on the plan.)
- Sparkling, solar-heated pool in its own secure zone – complete with solar heating grid, pool cleaners and even a robotic helper staying with the home.
- Beautifully landscaped, fully fenced yard with separate areas to keep kids and pets safe (and keep the lawn from becoming a racetrack).
- Garden shed and veggie patch – grow your own herbs, tomatoes or entire pumpkin empire.

- Small water tank off the pergola roof – handy for the garden without raiding the mains.
- Plenty of off-street parking in addition to the double garage – bring the boat, trailer or teen's first car.

Location & Lifestyle

- Quiet, tightly held cul-de-sac position surrounded by other established homes.
- A short stroll to Sorell High School and Sorell sports grounds, and close to shops, cafes and public transport – school runs and Saturday sport just got easier.
- Approximately 15 minutes to Hobart Airport and around 20 minutes to the Hobart CBD – ideal for commuters or frequent flyers.
- Built in 1996 and lovingly improved since, with the big-ticket jobs (ensuite, kitchen surfaces, heating, solar) already done so you can move in and enjoy.

In short: it's the classic Australian dream – pool, yard, shed and a comfy, well-kept home – minus the never-ending renovation list.

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 HFJ1F
Property Type House
Land Area 1074 m2
Including Ensuite
Air Conditioning
Toilets (2)
Pool
Courtyard
Balcony
Deck
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Water Tank
Double Glazed Windows

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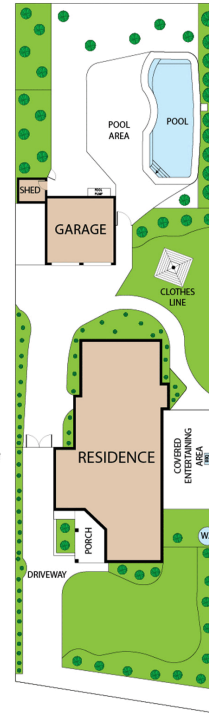
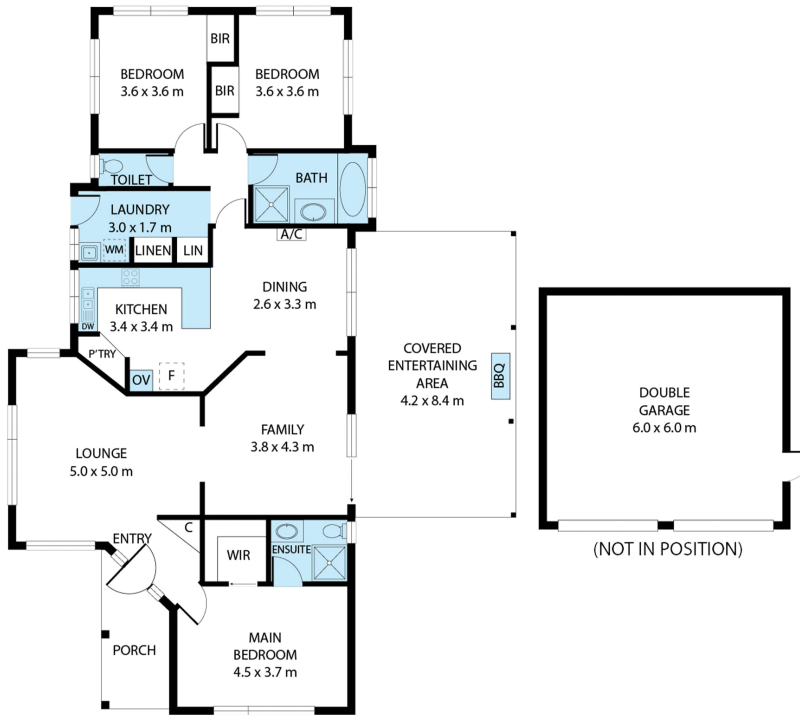
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23 Attunga Drive, Sorell
House area: 138 sqm

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