

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

VIEW
By Appointment

AGENTS
Ant Manton
0408 621 856
antmanton@ljhookerpinnacle.com

Zac Flanagan
0466 685 937
zflanagan@ljhpinnacle.com.au

AGENCY
LJ Hooker Pinnacle Property
(03) 6272 8177

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

Ant Manton 0408 621 856

Real Estate Agent | antmanton@ljhookerpinnacle.com

Zac Flanagan 0466 685 937

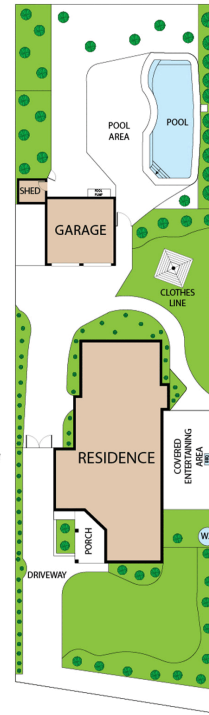
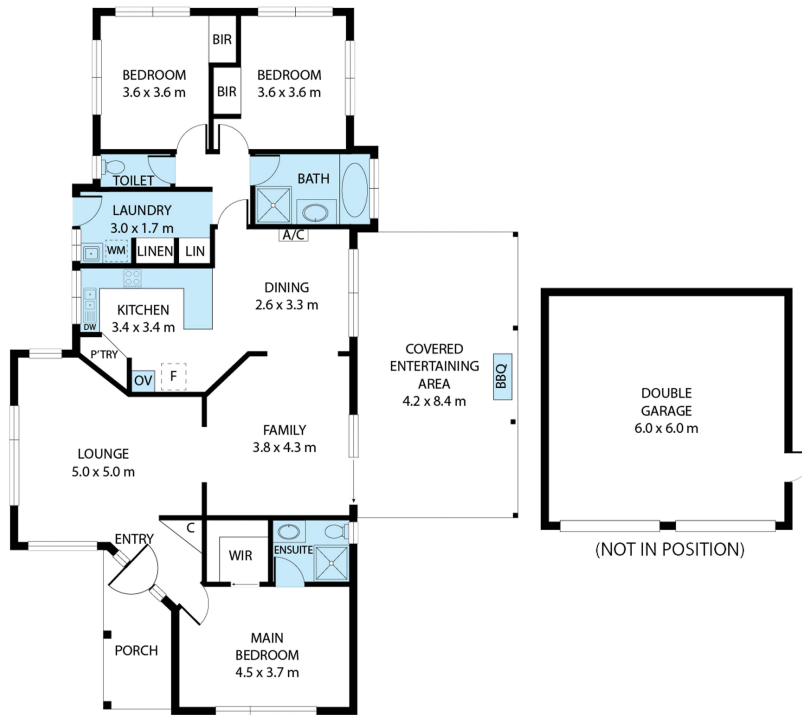
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au





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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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