

Raine&Horne®

NEAT & TIDY SPACIOUS FAMILY HOME
ON 1.24 ACRES - ALL DAY SUN

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6 Wards Avenue, Lewisham

Sold for \$935,000 (Jul 25, 2025)

Are you looking for that relaxing rural lifestyle in a very handy location capturing all day sun? Well this just might fit the bill. This lovely neat and tidy spacious family home offers that and more. Set on 0.5 hectares (1.24acres), there is enough room to suit all the family’s needs inside and out.

Offering open plan living, the brand new modern kitchen and appliances have all the mod cons, with ample cupboards and bench space including breakfast bar, electric hot plates with wall oven, dishwasher and great fridge space. The adjacent dining area will accommodate all the family with ease as will the generous lounge room. A very handy sliding door conveniently leads out from the dining and kitchen area onto the new upgraded deck where you can entertain your family and friends for those much loved BBQ’s, great summer fun.

There area four good size bedrooms, the main with walk-through dressing room to the updated en-suite. The other three bedrooms all have generous built-in robes and adjacent is the modern bathroom, brand new laundry and separate w/c plus two very handy storage cupboards. Also up this end of the home is a large family room giving you a much needed second living area that will be very utilised by all the family.

Other features include:

Property ID:	L34351943
Property Type:	House
Building / Floor Area:	182
Garages:	2
Open Parking:	8
Land Area:	5018.0 sqm

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- Brand new wool floor coverings & hybrid flooring throughout
- Large double garage to house all that necessary machinery, also with a built-in lockable half container, very handy for those valuable extras.
- Brand new Reverse-Cycle Heat-Pump plus a cosy Wood-Heater which will both keep your home comfortable in all seasons year round.
- Ceiling fans with lights in lounge, family room and bedrooms. Also block out blinds on all front windows.
- Brand new 8.4K/W Solar Panels with 16K/W Battery. 5,000 gallon (22,000 litres) water tank.
- Heat Pump hot water cylinder under the house where there is also storage.

The local Tavern is a mere minute's drive away with the Lewisham Store/ Service Centre offering some of the best priced fuel in Hobart just along the road plus a couple of boat ramps. A five minute drive takes you to the Dodges Ferry Shopping precinct where you have a Hill Street, Chemist, Doctor, Hairdresser, Bakery, Butcher and on certain nights a Pizza Van, local Primary School, Tavern, Okines Community Centre and most importantly the beautiful swimming and surf beaches plus another main Boat Ramp to service our great fishing mecca. Sorell Township is only approx. 5 mins up the road.

I could go on about our gorgeous sunsets but you can come and see those for yourselves.

Please contact Warren if you would like to come and view this lovely home and all it has to offer.

Offers Over \$949,000