



603 CHANNEL HIGHWAY, BONNET HILL

Classic Period Home Beautifully Restored

This is one property to be admired! Not just for the ever desired Bonnet Hill location for rural residential life-style living, this period home restored over many years by a period home specialist is simply beautiful. Once you walk through the front door the captivation will begin, you will see that the owners heart and soul has been poured into this restoration over a long period of time.

As you would expect the Period features are many throughout the home, from the glistening original timber floors, original timber doors and fittings, high ceilings, ceiling roses and lead light, just to mention some as the continuing list is lengthy. A standout feature is the fossilised marble floor to the family room, it is a very unique piece of design in itself. Having two living spaces, 4 bedrooms and a studio means there is plenty of space for the family. Three of the bedrooms have separate sun room areas and all could incorporate an ensuite if so desired.

Your year round comfort and cosiness is an area that can generally be a trade off in buying a Period home, well definitely not with this one. The external walls all have R3.6 insulation along with the floors and the ceilings R6, brilliant for all year comfort. Also installed to the family room is solar hydronic floor heating and then solar hot water services the entire home.

Kingston Beach access is quite simple as there are numerous tracks for a walk from Tyndall Road just opposite, or drive to the end of Tyndall Road down to Christopher

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TYPE: Sold

INTERNET ID: 10825382

SALE DETAILS

\$720,000 - \$740,000

CONTACT DETAILS

Kingborough

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Margate, TAS

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Johnson Memorial Park right beside Browns River and Kingston Beach, the Alum Cliffs Track is also there as well.

Nestled amongst the native gardens and grounds you have a studio/bungalow with kitchenette. This may be for the teens use, your artists retreat and work space, workshop or storage, I know that you will have the perfect plan for this space.

Entertaining area also amongst the gardens with brick bbq, a great place to relax throughout the summer months. Fruit trees including apple, plum & pear, fenced vegetable garden, other very well established ornamental garden beds and an ornamental pond with frogs.

Parking well sorted as well as you have a double garage and a single carport. Being a large block of just over an acre provides you good yard space, having access available into the rear yard means you can alter the current driveway if desired to get vehicle access into the rear yard, again totally up to your plans and needs.

This captivating Period home and beautiful grounds is something quite unique in the market place today and not readily available. If you are a traditionalist looking for a classic home from a bygone era your search may just end now. Call today to arrange your personal inspection, just ensure that you allow yourself plenty of time to wander at your leisure to take it all in.

NOTE: The Vendor Reserves The Right To Accept An Offer Prior To Closure Date.

Other features: Built-In Wardrobes, Close to Transport, Fireplace(s), Garden, Polished Timber Floor

- Bedrooms: 4
- Bathrooms: 1
- 3 car garage











Fixtures and fittings are for display only and not to scale.
 All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
 Produced by Open2view.com

Approx. house area: 173 sqm
 Approx outbuilding area: 72 sqm

