

102 Sandy Bay Road, Battery Point, TAS, 7004

PETERSWALD
for property

House For Sale

Tuesday, 26 November 2024

102 Sandy Bay Road, Battery Point, TAS, 7004

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



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Henrville - A magnificent place to call home

With a fascinating history which dates back to the 1870's when the sandstone and convict bricks for this magnificent inner city residence were brought by ship, aboard the May Queen, from Port Arthur. 'Henrville' combines the timeless grandeur of a bygone age which is now the backdrop for superlative contemporary life.

With a picture perfect heritage facade elevated above the street and framed by established garden plantings of roses and lavender, the front door opens off the wrought iron lace trimmed veranda into a central hallway.

The interior retains its beautiful antique features including statement fireplaces with mantels and ornate timber surrounds, graceful ceiling roses, warm polished timber floors, stained glass and a very impressive staircase. Downstairs, the original layout, with generous high ceilings and light filled rooms creates endless possibilities - tailor the configuration specifically to your lifestyle. Focus on entertaining with separate living and dining rooms or max out bedroom accommodation with up to 7. Upstairs are four dormer rooms and an ensuite and a family bathroom complete with a freestanding bathtub and spellbinding birds eye views towards Mt Wellington. Year round comfort is assured with extensive hydronic heating and ducted air conditioning.

While the front of the house exudes elegance and period charm, it's at the back of the property where the magic happens. Opening off the central hallway is a fabulous open plan kitchen and informal living area. The kitchen is a statement in juxtaposed classic and contemporary elements - a feature exposed convict brick fireplace now houses the large state of the art Smeg range with twin electric ovens and a seven burner gas cooktop. Joinery is bespoke and storage is ample. There's a large double Belfast sink, subway tiles, an enormous central island work area and a glass panelled door which leads through to a sun bathed kitchen garden where herbs thrive and are readily accessible as the recipe requires.

Flowing on from the spacious kitchen/living room is the stunning conservatory with double glazing and large doors which slide back to create an indoor/outdoor entertaining area which brings the outside in. Large thunderstone pavers enhance the casual feel of this zone and create a seamless flow integrating inside and out. A strategically located separate wine room is within easy reach.

The garden is exuberantly planted with citrus, magnolia and olive trees and a plethora of flowers which frame vistas and contribute a sense of private, almost bucolic serenity - which defies the central, urban location. Displaying stunning views which stretch over Sandy Bay to Mt Wellington, the conservatory, garden area really is the hub of the home whatever the season.

A lock up garage incorporating a workshop area, in addition to off street parking for four cars is accessed from Crelin Street at the rear, through an automated gate which provides security and safety.

Located in a premier residential area - between Battery Point and Sandy Bay - an easy walk to Hobart city and shopping and restaurant precincts, schools, parks and yacht clubs.