

11 Auvergne Avenue, Mount Stuart, Tas 7000



House For Sale

Wednesday, 28 February 2024

11 Auvergne Avenue, Mount Stuart, Tas 7000

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1839 m2

Type: House



Deb Stephens
0362324999



Ashley Allocca
0362324999

Offers over \$1,700,000

"Montmelic" is a standout, classic 1920's Federation residence that has all the ingredients to be your dream property...beautiful architecture, north facing aspect, incredible privacy, expansive grounds and multiple living spaces ideal for entertaining and a larger family! Nestled on approximately 1,839sqm of private gardens, you will love the convenience of the location and the flexible floorplan! Dual street frontage from both 12 Senator Street and 11 Auvergne Avenue (a rare offering), and surrounded by well established gardens, this grand home has previously featured as a luxury property on local photography websites and could easily do so once again with some loving touches. Grand proportions flow both inside and out, and there are exciting spaces and opportunities to renovate this unique character residence in the near or distant future. In the meantime, you could easily move in and enjoying living in this impressive family home until the time is right. Multiple living spaces on the ground level, make entertaining practical with all the bedrooms on the upper level. The impressive sunroom come conservatory is drenched in natural lighting, the perfect place to sit and relax in warmth, enjoying the northerly garden adjoining Auvergne Avenue. Four of the five bedrooms upstairs are large, three with impressive, elevated views across Hobart, the River and surrounding suburbs while a family bathroom along with a wide landing suited to a home-office/study, provides all you need to accommodate a larger family. A second bathroom on the ground floor is a practical inclusion, and the large open plan kitchen dining room with Blackwood cabinetry opening outside to a private courtyard, is ideal for family meal times and that indoor/outdoor flow. Formal and informal living rooms on this level also provide ample options for a family with teenagers who need their own "gaming room" or just space for family and friends to mingle on special occasions. A short walk to the North Hobart shopping/restaurant precinct, Lenah Valley, Calvary Hospital, a range of schools including Friends' School, easy access to walking trails and reserves and a short drive to the City, you will love the exciting scope this property offers if you enjoy renovating, mixing the existing elegance and beauty with modern day finishes. Retaining many original features of its era; the impressive façade, open fireplaces, high ceilings and skirting boards, exposed timber flooring, bay windows, timber staircase and more, this solid historic home is indeed a rare, well-hidden find. Off street parking for two vehicles (including a single carport) off Senator Street could be increased subject to council approvals, of course. Exceptionally private from the street, this incredible property will appeal to a family who are looking for extra space, a sunny aspect and daily convenience. It may also suit those considering a sensitive redevelopment (subject to council approvals) given its valued dual street frontage and larger than usual land area. Existing plans are also available upon request for stunning alterations and additions that would both enhance the site and residence, by Stuart Smith Architects and Design. Best access at 12 Senator Street, this stately residence is awaiting your inspection today.