

# 114 King Street, Sandy Bay, Tas 7005



## House For Sale

Monday, 3 June 2024

114 King Street, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 664 m2

Type: House



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## Offers in the high \$2,000,000's

Experience the perfect blend of heritage charm and modern luxury at "Invermay", a stunning 1920 California Bungalow located at 114 King St, Sandy Bay. This exquisite fully renovated property, set on a sunny, north facing 664m<sup>2</sup> block, boasts a meticulously renovated two storey double brick home with an expansive 239m<sup>2</sup> of living space and a massive 88m<sup>2</sup> garage with dual access from Pillinger Street. This property ticks all the boxes with four bedrooms, two living areas, two bathrooms, ensuite, home office, double garage, outdoor entertainment area and a lap pool. It has secure, easy-care gardens with level access. It is a very rare and unique opportunity to buy such an immaculately presented character house with all these features in such a convenient location within easy walking distance of Hobart and the waterfront. The modern double-story architectural renovation is a masterpiece of design and building construction with attention to quality and detail. This stylish extension contains the open plan living/kitchen that flows through to the outdoor living and loft areas. The magnificent living room features full floor to ceiling windows, sleek steel, brushed concrete floor, bespoke Tasmanian Oak joinery, soaring high ceilings, featured lighting, under floor heating, an open fireplace and a large fully opening sliding door to the outdoor living area providing a light, warm and inviting atmosphere. This modern extension enjoys mountain views, a northerly aspect, and all-day sun throughout the year. The large gourmet open-plan kitchen boasts white marble and commercial-grade stainless-steel benchtops and European appliances. The kitchen is an entertainers dream with a Butler's pantry, double sink, large oven, gas cooktop, a large central island bench with room for seating and a seamless flow to the outdoor living area. The kitchen/living area overlooks the pool and lawn, allowing parents to watch their children safely. The original front of the house retains heritage features characteristic of the California Bungalow including double brick construction, stained glass windows, bay windows, window seats, fireplaces, high ceilings, verandah tiling and exterior gables with stucco features. The classical hallway with polished Tasmanian Oak floors, picture rails and decorative fretwork leads from the front door with views straight through to the lawn and pool area. The spacious master suite features a large bay window seat, a stunning stained-glass window, luxurious wool carpet, plantation blinds and a combined walk-in robe and ensuite. The ensuite has cosy underfloor heating and a large walk-in shower. The three other bedrooms are double sized and equally charming each offering a mix of fireplaces, bay windows, high ceilings, Tasmanian oak floor or wool carpets, built in wardrobes, plantation blinds and ample natural light. The largest bedroom has a bay window, polished Oak Floors and a fireplace and could alternatively be used as a formal living room. Each of the three additional bedrooms are serviced by the huge main bathroom which features a spectacular free-standing bath, double vanity, walk-in shower and underfloor heating. A dedicated laundry is well hidden behind the sliding door in the main bathroom with plenty of additional storage. On the upper level, there is an entertainment loft that can be used as a fifth bedroom or rumpus room. Adjacent to this loft is a brilliant office/study area. The quiet home office has built-in desks and workspaces, and data connections perfect for remote work or study. Skylights and large north facing windows with views of the mountain provide light and warmth all year around. There is extensive cleverly designed under- roof storage easily accessed via the loft. The outdoor living area is an entertainer's paradise, featuring a covered outdoor space which flows directly from the kitchen/living area through the fully opening sliding door to barbecue area and the lawn overlooking the solar-heated pool with atmospheric outdoor lighting. The property is landscaped with low maintenance lush gardens containing mature trees, hedges and planting and raised garden beds for herbs and vegetables. The walls, fences and planting provide privacy from the street and neighbours. The enormous two car garage is secured by an electric remote-control door and includes 3-phase power for electric vehicles, gas heating, and ample space for a workshop or gym with extensive shelving and storage. The pool equipment room is accessed via the garage and contains an additional toilet. The spacious courtyard has an outdoor shower and a handy gardening shed. There is rare and desirable ample space for a trampoline, boat, trailer, or camper. Situated on an exclusive heritage street, this property is within walking distance to the city, Salamanca, and Sandy Bay and enjoys proximity to excellent schools, University of Tasmania, Fitzroy Gardens, Parliament St Park, shops and the waterfront. "Invermay" is more than just a home; it's a lifestyle which would equally suit retirees as families. With its blend of historical elegance and contemporary amenities, this property ticks all the boxes for luxurious, convenient living. Don't miss the opportunity to make this exquisite residence your own.