

12 Sonning Crescent, Sandy Bay, Tas 7005



Sold House

Saturday, 23 September 2023

12 Sonning Crescent, Sandy Bay, Tas 7005

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1035 m2

Type: House



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The word unique is regularly overused in real estate for properties that don't fit the description upon arrival. This property breaks the status quo and offers a rare and exciting opportunity for a motivated investor or an enthralled home owner looking to put their character and charm into a home located in one of Tasmania's most sought-after suburbs. Elevated but private, the land spans 1035sqm and offers breathtaking views of the river Derwent. A quaint and private courtyard provides entry into the main residence along with a large multi purpose room on the ground floor with separate access, perfect for a home study or second lounge room. A short walk up the stairs leads through to the main living quarters with a formal dining room, open plan to the main living area. Sunlit and spacious, the large windows that span across the lounge room boast envious breathtaking views of the river Derwent. An electric heat pump can be utilized and there is access onto a sundeck via glass sliding doors. The kitchen is adjacent to the dining room and provides ample storage and space for a second dining area. 3 bedrooms are located at the opposite end of the home. All bedrooms provide built-in storage and water views with the master benefiting from its own shower ensuite. The family bathroom offers a bath and shower with a vanity and a powder room with toilet. A generous linen cupboard houses plenty of storage and contributes to the hallway. A surprising bonus area which is accessible through the double carport under the home is the first, one-bedroom, self contained living space. This zone encompasses an open plan kitchen/living area with bathroom facilities and direct access out to the spacious backyard and inground pool. It is the perfect space for guests, family members or perhaps a tenant or short term stay guest. To add to the potential of this property is an adjoining private two-bedroom, one bathroom self contained space with a separate driveway leading to secure parking. This zone has a lounge area upon entry with a functionable kitchen, bathroom and two bedrooms, one of which has built-in storage and one which overlooks the inground pool and has glimpses of the water. Situated off Churchill Avenue in Lower Sandy Bay, one of Tasmania's most sought-after suburbs is in close proximity to Fahan School and Taroona High, Hill Street Grocer, Long and Nutgrove Beach with its pleasurable cafes, restaurants and boutiques stores nearby. This property truly keeps on giving and has to be inspected to see the true potential that awaits. We welcome you to experience this unique property!

- Not just one or two but three separate living quarters
- Three-bedroom family home upstairs
- One-bedroom living area downstairs
- Double carport
- Two-bedroom self-contained space or home business
- Magical views of the Derwent River
- 1035sqm land with inground pool