

**1244 Weegen Road, Dunorlan, Tas 7304**



**Sold House**

Wednesday, 17 January 2024

1244 Weegen Road, Dunorlan, Tas 7304

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 3842 m2**

**Type: House**



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**\$830,000**

Set amongst rich rolling farmland in the rural enclave of Dunorlan, a picturesque cluster of noble houses just 10 minutes drive from Deloraine in Tasmania's central north is the jewel in the crown, a Grand Federation, beautifully positioned on 3842m<sup>2</sup> of manicured gardens, and privately hidden from view. The wow factor starts the moment you arrive in the sweeping circular driveway ordained by an impressive water fountain and showcased by stunning gardens created and built by one of Tasmania's premier landscape companies. Perfectly orientated, this grand old lady reaches out to greet you, as she has done for over 120 years, with a presence that commands your attention. A large formal path leads you to the front entrance with wrap around verandas, and then through the beautiful front door. Inside is stunning. A wide central hallway creates a corridor from front to back and beckons you left and right into a myriad of almost regal rooms. Notably is the main bedroom, which is of grand proportions, with a N/E facing bay window to die for, and a clever little powder room conveniently tucked away. This lady presents 3 more spacious bedrooms, making 4 in total, all light, bright and airy. The show stopper is the formal living room, again of exaggerated proportions, and with the second stunning bay window. There are high ceilings, perfectly preserved pressed metal everywhere, and the functioning open fire - just because you do. The home has the convenience of 3 split systems, strategically placed around the building, to deliver warmth and comfort year-round. The kitchen is a dream. With that flavour of old-world charm, veneered by modern convenience, space and light, you will love your time here solving the problems of the world, sipping wine, drinking tea, and cooking up a storm. The fresh and bright bathroom with a cute window to the garden flows to the utilities room, and then to the sunroom at the homes far end. The sunroom is the perfect staging point for discovering the back garden but, before you get there, you will pass by the studio. Semi-attached, it presents a world of options for work, play, or stay, and is a useful addition in a sensible way. If the front garden presents an air of formality, the side and rear gardens deliver a relaxed, lived in vibe. Framed by mountain views and carpeted with lush grass, it is the perfect and private place to settle in around the fire pit, or dine elegantly under the gazebo with the sounds of water from the second of the property's water features. Vegetable gardens, fruit trees - it's all here, in a subtle and stylish fashion. This offering is very much a home. Away from the ornate original features of pressed tin, wide skirting boards, grand doors, luscious bay windows, and high ceilings, it offers a feeling of contentment and peace; a retreat from the world in a beautiful space. There is not enough room in this property description to fully qualify this property; only an inspection will do that. To find out more details, please give Daryl Smith a call. He will be doing private inspections with qualified buyers, and he looks forward to taking you through.