

14 Lonsdale Promenade, Westbury, Tas 7303



House For Sale

Thursday, 4 January 2024

14 Lonsdale Promenade, Westbury, Tas 7303

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 5423 m2

Type: House



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Offers over \$785,000

The 'Village Green' in Westbury is a Tasmanian icon. There is an energy, a feeling of history, and an overriding sense of community. Property on the 'Green' is more than tightly held, it is vice like, guarded, protected, and rarely sees the light of the real estate day - as you would expect. Harcourts Meander Valley are privileged to present 'Greenside', on the 'Village Green'. Set on 5423m² of fertile land, or approximately 1 acre in the old scale. Presenting a walk-through history home of 4 bedrooms, 2 bathrooms and 3 living rooms. The home starts with the original cottage and gracefully lays out 2 bedrooms and an office or study room on either side of the quaint and inviting entry point. Pressed metal ceiling gives an indication of the property's footprint in time, and encourages you to explore a little further. Upon your exploration, the building starts to transform and opens out to a generous formal living room, a large room with a feeling of subdued contentment, a perfect evening retreat. The 'Retreat Room' opens itself onto the occasional living space containing lounge, dining and modern kitchen fit for a chef. This space is north easterly in orientation so is warm and inviting and radiates a relaxed casual feel, further enhanced by two access points onto a private paved, sun drenched courtyard. The loft is a dreamy magical room with skylights allowing dappled light through the lush canopy of mature ornamentals in the garden to flood the space. A sleeping zone on one side, a study come small library on the other, a perfect place to escape! Downstairs we move through the occasional lounge room, and an option to continue to the outside via a direct access garage and workshop or discover the third living room that wraps around to connect to the master bedroom and ensuite. This space offers excellent storage, and is well hidden from the rest of the home. The third living space is grand in proportions. A towering ceiling draws the eye upward, it is in heavy competition with two large picture windows that perfectly frame the garden, this room is a feast for the senses, and doesn't so much relax but stimulate an occupant to tackle a day in the garden or some other active endeavor. The garden is a triumph. A solid green screen and high double gates at the front of the home create a sense of mystery and mystique. Once inside, a quaint driveway tucks its way down the side of the building and finds the garage, enclosed carport, and workshop. This is the staging point, the garden explodes away from here to a lush cavalcade of mature ornamentals and advanced shrubs, with a carpet of grass and an air of perfect garden perfume, a delight for the senses. A new purchaser will have the luxury of choice. Retain the grand garden and enjoy the space and tranquility. Perhaps subdivide and find their inner builder or developer (STCA) or create a whole new landscape palate with all the available space.