

156 High Street, Campbell Town, Tas 7210



House For Sale

Monday, 15 January 2024

156 High Street, Campbell Town, Tas 7210

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1430 m2

Type: House



Nick Hay

0363108320

Auction: 17/2/24: 11.30am On-Site

Circa 1954/55 "Climar" has stood proudly as an iconic landmark of Campbell Town for the past 70 years - well recognised and much admired by passing traffic traveling north, south or east across this beautiful state. Set at the crossroads of High Street and Montagu Street, "Climar" was designed and built for Tasmania's much celebrated author Marjorie Bligh and her husband Cliff Blackwell. Named after the first 3 letters of Cliff and Marjorie's names, construction began in 1951 and was completed in 1954."Climar's" unique and distinctive rounded facade, use of glass and adjoining music note fence (opening bars of 'Melody of Love') brings all the charm and timeless elegance of the Art Deco era. The home is a rare example of post-war rural architecture, and has featured in displays in the National Art Gallery of Victoria and in the book 'Art Deco in Australia - Sunrise over the Pacific'.Set upon an extra large 1430 sqm parcel of land "Cilmar" offers a peaceful serene outlook to the North East from the front balcony. The home is divided into three good size bedrooms plus a study with built-in wardrobes in the main rooms. Sunny open plan living room flows into a formal and/or informal dining space with heating sourced from a cosy wall fan-forced wood fire place or and electric reverse cycle air conditioner unit. The well laid out bathroom with shower over bath has a seperate washroom/laundry. A spacious rounded kitchen with quality cooking appliances ample storage spaces sits perfectly under gently curved windows. Original decorated plaster ceilings with floor to ceiling cabinets throughout the 172 sqm floor plan which were constructed by the original builder.Outdoors offers extra large powered brick workshop/single car garage with low maintenance country style gardens incorporating entertaining areas and spots for quiet contemplation or for the family to play in safely in the secured yard. The property is connected to town services. The hub of the central midlands area is Campbell Town as it is a leisurely 40 minutes drive south of Launceston, 1hr 20 north of Hobart or 45 minutes drive east to Swansea (Great Eastern Drive). For locals and tourists alike, it represents the major stop-over for the commute along the Midlands Highway and is an ideal pit stop to stretch your legs, re-fuel and perhaps explore the historical township.Campbell Town offers a District school, medical and aged care facilities, Service Tasmania, Commonwealth Bank, IGA Supermarket along with rural merchandise outlet stores and a collection of specialty stores.To arrange an inspection, obtain as set of auction conditions or register a bid at auction for "Climar", 156 High Street Campbell Town feel free to contact Nick Hay at Howell Property Group.If you are unable to view the property, we are offering virtual inspections and if there is anything that we can do to assist in making your buying experience better, please let us know.Facts:Council Rates: \$TBA paYear Built: 1955Roof Material: Galvanised Iron.Wall Material: Brick Veneer.Zoning: General ResidentialRental Estimate: \$380 to \$420 per weekHowell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity.