

18 IMLAY STREET, Dunalley, Tas 7177



House For Sale

Sunday, 17 December 2023

18 IMLAY STREET, Dunalley, Tas 7177

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 6449 m2

Type: House



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luke Ellison

0459351262

\$1,360,000

To enquire, please email or call 1300 815 051 and enter code 1217 'Casilda House', surrounded by 1.59 acres of flat fertile ground, is an historical Victorian beauty. Built by the Rattenbury brothers circa 1880, she's been lovingly restored to emit a feeling of warmth, charm and comfort. 'The Boat House', home no.2, sits 6 metres away from waterfront. Land Title is right up to the HWM (high water mark). It has been renovated with a nautical theme of rich blue hues and golden timbers. Above a cathedral ceiling ties into a cosy loft space. Originally it was the boatshed where 'Casilda' (A 46 foot Huon pine auxiliary yawl) was built and launched in 1915. She is now the last remaining traditional sailing fishing boat in Tasmania. Both homes have stunning water views and are surrounded by sun decks and private gardens, fed by a permanent dam. Relax and unwind while you sit on the deck chairs overlooking Blackman Bay's sparkling waters, rolling yachts and the distant hills of Bangor Winery. The wildlife around Casilda is exceptional. Often you will see the resident echidna, "George", roaming the property. A multitude of birds eg; Black swans, Pacific gulls, Oystercatchers, Cormorants, Herons and Ducks, bathe in the waters just in front of the Cottage. While Cockatoos, Galahs, Corellas and Rosellas, regularly visit the bird feeding rail. The gardens are home to Fairywrens, Finches and Wattle birds. Even a fur seal was once sighted basking on the lawn. Casilda House - redesigned as a guest house in 2005, has 3 bedrooms each with ensuites and walk-in robes. Decorated in period charm and Baltic pine walls, Casilda is warmed by a wood heater in the lounge and heat pump (reverse cycle air-conditioner) in the dining room. Each bedroom has extra heating with its own panel heater. The kitchen fills with the morning light and cooking is done over a Falcon stove, set into an old fireplace frame. An island bench allows for easy food preparation. Kitchen, dining room and master bedroom face east and they all have beautiful views over the bay. Casilda House has level access throughout and has been previously used as a BnB, rented out for \$1,638 per week. A perfect home for extended family or to run your own business, as it has parking available for at least 3 cars. A section at the front corner of the property has highway frontage, great for signage. This large 6,449sq m property has the possibility of being subdivided. With the Boat House - Just step outside and step onto your paddle board, kayak or windsurfer or just lounge by the bay-windowed wood heater and watch the moonlight ripple over Blackman Bay. Who needs a TV! Sliding glass doors allow light to filter in all day and provide warmth in the winter. On entering, you instantly feel at home and a calmness envelopes you. The kitchen has a galley vibe with breakfast bar and everything you need for entertaining at your fingertips, including a large pull out pantry. There is a dining table for eight in the second lounge room, with an area sectioned off for an office and extra bunk beds. The lounge door/ doggy door, leads out into a secure courtyard where there is space to park a camper or speed boat. Between the lounge and the double garage/work shed is a large walk through pantry. Upstairs the loft has Velux skylights over a queen-sized bed. Great for stargazing, guests or visiting grandchildren. Enjoy walks along Denison's canal to the Fish Market, Cannery and Dunalley Hotel. Or take a stroll to the golf club. Dunalley is a gateway to surfing beaches, diving spots, hiking tracks and nature walks. Over the road is Dunalley Primary School and parks are very close by. Shopping, medical centre and hardware store are 25 minutes away at Sorell. Drive another 10 minutes and you will be at Hobart International Airport. Or drive direct to Hobart city itself from Dunalley, in just 50 minutes. All furnishing, bedding, white goods, cooking utensils, mowers and tools are included in the sale of the property. This is a walk-in walk-out sale. Everything you need, ready to move in. (or, if you prefer, both houses could be emptied.) Option A: Mooring for a small vessel (5.2m) Option B: A 20 tonne mooring, registered for vessels up to 15m, is within sight of the Boat House and is available for sale with the property. If you love nature, history and are after two unique character homes with enough area to subdivide or grow your own, then this may be the lifestyle you've been searching for. Please watch the video. All inspections are by appointment only. To enquire, please email or call 1300 815 051 and enter code 1217