

2 Erina Place, Sandy Bay, Tas 7005

PETERSWALD
for property

Sold House

Thursday, 4 April 2024

2 Erina Place, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 360 m2

Type: House



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With historic appeal and modern elegance, this classically beautiful home offers endearing views, a flexible floor plan, proximity to the city, schools and other amenities and its all tucked away in a quiet sought-after location, unknown to most. During the current ownership, the home has been renovated with care, maintaining the high ceilings, timber flooring and classic fireplaces while bringing in sunshine, comfort and an abundance of practicality, both inside and out. Situated on the high side of the street step inside to discover the home's charm warmth and sophistication. On the left of the entry hall is a bright spacious sitting room, the first of three ground floor living areas. Focal points are the beautiful bay windows and gas fire housed within an original fireplace. On the other side of the hall is the sun-filled kitchen, casual dining and informal living area. This warm open space is practical and stylish. The kitchen has good storage, European appliances and attractive grey granite countertops. At the other end of the room is a cosy space that is simply perfect for relaxing with friends, a good book or unwinding in front of the television. Between these two areas is a neat work nook that tucks away behind a panel and a dining area that extends outside through a glazed door to an al fresco entertaining area. This paved area is framed by a delightful garden with manicured hedges, a small lawn, flowers, established greenery and a vegetable patch filled with freshly grown produce. An historic character-filled brick studio, or "bothy", complements the house and garden, providing an inspiring space for creativity or peace for work or study. There is also storage in the loft and a garden shed at the back. Inside again, opposite the kitchen, is a further living area, currently used for fine dining but it could just as easily be an office or bedroom. At the end of the hall is a conveniently located powder room, a tiled mudroom and the rear entrance which leads to space for two off-street carparks. Ascending the timber staircase one finds a contemporary bathroom with chic grey tiles, walk in glass shower, floating timber vanity and toilet. On the opposite side the vibe continues in the contemporary and generously appointed laundry. The upper hallway leads to the front of the house and the opulent master bedroom which features a walk-in robe, stunning views of Battery Point, Sandy Bay and the River Derwent, framed by bay windows, gloriously lit by all day sun. Returning to the hall, you can step outside and onto the pleasant sheltered veranda that shares stunning views with the master bedroom and the nearby a study/library. Two more rooms on the upper floor suit their current use as generous double bedrooms. A large attic extends the length of the building. It is accessible by a drop-down ladder and is ideal for storage. Balancing historic features with practical refinement, this beautiful home offers contemporary style, serenity and panoramic views within walking distance to the city, Sandy Bay and Battery Point. With a versatile floor plan, it is suitable for a range of lifestyles and is a home that is ideal for those who appreciate timeless grace matched with modern flair.