

211 Howden Road, Howden, Tas 7054

PETERSWALD
for property

House For Sale

Thursday, 28 March 2024

211 Howden Road, Howden, Tas 7054

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Area: 3 m2

Type: House



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Expressions of interest

Situated on a prestigious peninsula sits a magnificent family homestead on 3.55 hectares, where natural serenity and impeccable attention to detail combine to offer a superior family living experience in tightly held Howden. The striking property transcends expectation the moment you step through the custom-built doors and are greeted by the stunning centrepiece, an American inspired staircase that was constructed by a local artisans. This staircase serves as a graceful separation between the sun-drenched formal sitting room and the adjacent dining room, the ambience and dimensions of which render it ideal for joyous gatherings and the pleasures of myriad culinary delights. Exploring further into the home, one finds an expansive informal family lounge area with double custom-built doors inspired by German Dog Trot Haus architectural themes, which seamlessly invite the expansive outlook over the nearby waters of North West Bay into the home. Within a large, brick fireplace sits an American Voyager wood heater ensuring year-round comfort. The gourmet kitchen is a culinary masterpiece and has been designed for a family of cooks. High-end commercial style appliances include a Franke oven with gas and electric stovetops, a hibachi plate, an over-stove pot water tap, water filtration system and a Miele smart dishwasher. This Hampton's style space incorporates an informal dining area, marble countertops, an abundance of storage and a huge walk-in pantry. The home boasts the refinement of 14mm solid American Oak floorboards which gracefully span the majority of its living spaces. Elsewhere, European tiles provide great functionality, whilst offering the visual appeal and warmth of a vintage wood floor in the kitchen and laundry. The incorporation of plantation shutters throughout also provides light modulation and privacy in the bedrooms. The sumptuous accommodation boasts as many as five bedrooms, each meticulously designed for maximum liveability. The master suite, which is removed from other accommodation, is privacy personified and features space for a cosy sitting area with a gas flame heater with wooden fire surround, an impressive walk-in dressing room with 9-foot ceilings, a study or nursery and an exquisite ensuite with under-floor heating. The bathroom features an oversized enamel bath encased in subway tiling, bespoke twin-sink basin and a separate room with toilet and bidet. The upper level of the home reveals four additional bedrooms, each with walk-in robes, a teenage lounge or cinema area and a spacious home office. This multifaceted space offers a haven that is complimented by a private sun-drenched balcony, overlooking the aquamarine waters of "the Channel", and is a known vantage point from which to savour the phenomenal dancing colours of the Aurora Australis. This impressive lifestyle property overlooks the picturesque D'Entrecasteaux Channel towards Bruny Island and lends itself to an array of potential business opportunities. An outbuilding has been developed into a gymnasium but could easily become studio accommodation with a carport adjacent. Council-approved plans for a three-car garage, with living space above, are also available. Other areas of the property are accessible via separate, private driveways. A short stroll down the driveway across the gully takes you to a beautiful, man-made lake, one of very few to be found in such a setting anywhere in Tasmania. Here, an abundance of birdlife and wildlife frequent the property including black cockatoos, a rare white goshawk, found only in Tasmania, along with resident ducks, kookaburras, wallabies, and potoroos. The expansive grounds feature a large greenhouse, covering an area of approximately 150 sqm, which houses an irrigated, organic blueberry plantation and, elsewhere an array of fruit trees and flowering shrubs ensure seasonal delight. This truly remarkable property has been so thoughtfully curated that it now delivers a most exceptional living environment, with breathtaking, ever-changing water vistas and endless potential to further develop the extensive allotment. As a cherished home, it provides an exclusive and iconic family lifestyle opportunity in Howden, one of the most tightly held regions in the south of the state. Further, the property has recently gazetted for re-zoning by Kingborough Council under Rural Living B zoning. The rezoning is currently in the final stages and once finalised under the Tasmanian Planning Scheme, will allow for the property to be subdivided (STCA) into 1.6 and 1.8 ha land parcels if the new owner wishes. This subdivision potential could deliver a significant return on investment in the future!