

# 22 Marieville Esplanade, Sandy Bay, Tas 7005

PETERSWALD  
for property

## Sold House

Friday, 3 May 2024

22 Marieville Esplanade, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 419 m2

Type: House



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## Contact agent

Occupying an exclusive waterside position on Sandy Bay's Marieville Esplanade, with uninterrupted views across the River Derwent and the marina precinct, sits a marvellous Federation home in one of Hobart's most sublime locations. The iconic, circa 1915 property bears all the hallmarks of a stately residence, exuding period character and charm, while offering modern comfort. Sky high ceilings with ornate cornices, delicate fretwork, and wide, open spaces combine to create a warm and inviting ambiance throughout the elegant home. Bay windows within the entrance level living area frame the stunning views across the lawns to the river and marina and further invites an abundance of sunshine to flood the indoors. Adjacent, formal dining provides an opulent setting to entertain, and each room features modern gas heating with original fireplaces. The generous kitchen has room to dine-in and relax over a coffee in the sunshine with custom-built window seats looking out to the rear courtyard. The culinary space comes fully equipped with quality appliances, and ample storage, including a walk-in pantry and display shelving. Generous accommodation occupies the upper-floor, with four sizable bedrooms. Two are inclusive of built-in storage, and the master comes complete with an en-suite, a walk-in dressing room and private access to the upstairs balcony where the vistas are simply stunning. Two of the bedrooms, including the master, feature gas heating nestled within fireplaces with ornamental timber mantles. Two additional bathrooms service the rest of the home, one on each level. Upstairs, the main bathroom features a bath, shower, vanity, and a toilet. The lower-floor bathroom contains a shower, vanity, and toilet. The separate laundry enjoys plenty of storage space, with additional storage located beneath the staircase. A private courtyard at the rear provides an intimate setting to entertain outdoors amid leafy garden surrounds. Seclusion is assured, with high privacy hedging, and established trees. At the front of the home, the gardens are filled with florals and greenery contributing to the delightful street appeal, with a sheltered verandah offering the perfect spot to enjoy a morning coffee amid the glorious surroundings. Off-street parking is provided for at least two cars, with access to a secure carport with roller door via adjacent King Street. The home sits within walking distance to numerous schools, UTas, shops, recreational spaces, clubs and the beach. Superbly positioned within a tightly held waterfront enclave, this exquisite property is one of the few homes fronting the exclusive Marieville Esplanade, providing sun-filled, expansive comfort, where old-world charm meets contemporary comfort in Sandy Bay.