

**31 Old Bass Highway, Wynyard, Tas 7325**

**4front**

**Sold House**

Friday, 15 September 2023

31 Old Bass Highway, Wynyard, Tas 7325

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1669 m2**

**Type: House**



Adam Wales

**\$1,225,000**

Wake up to sweeping views of the ocean, landscaped gardens, and table cape in this large, recently renovated, family sized home. Perched on a generous 1669m<sup>2</sup> plot, this 318m<sup>2</sup> spacious Federation style house has been renovated and restored with nuanced blends of modern and period features. The home was built in early 1900 using some of Tasmania's finest table-cape hardwoods, with the owners adding insulation, double glazing and modern fixtures in recent years. The home is without question one of the Coast's most iconic homes on one of Wynyard's most sought after stretches of coastline. The location is exceptional, only 20 seconds to the beach, 1 minute to the shops, sporting yacht club, 2 golf courses and lots of other amenities. The house is only 2 minutes from the quiet and small regional airport, allowing for a 1 hour flight to Melbourne. Feel connected to the mainland or abroad, whilst living in your own beach paradise. Located in the coastal township of Wynyard, it overlooks the Bass Strait and is within reach of the larger towns of Burnie, Devonport and Launceston. The stunning and well maintained grounds have areas for rest and relaxation, with a generous grass area for those that want to go outside and play. This home has not been sold in over 20 years, do not miss your chance to relax by the fire, looking out at the ocean as the world passes by!

**Amenities:**

1. Local airport within minutes, flies to Melbourne daily
2. Close proximity to town centre, shops, pubs and cafes
3. Multiple golf courses within minutes
4. Local yacht club
5. Close to Devonport with the "Spirit of Tasmania" leaving daily
6. Close to Burnie, Launceston and other regional towns, with a diverse entertainment choice
7. Lots of local food! Fresh meats, seafood, vegetables and more!
8. Car boot market every second Sunday just out the front

**Features include but are not limited to:**

1. Fully renovated interior, fresh paint, double glazed exterior windows are set in locally crafted hardwood windows.
2. Well appointed and recently renovated bathroom and kitchen.
3. Heating options include Kemplan wood heater with marble fireplace, brand new Fujitsu heat pumps, heated bathroom flooring. and fully insulated walls, ceilings and floors.
4. New LED downlights and LED lamps, Lighting and power: 2Kw solar x8 panels with brand new inverter.
7. 3 large bedrooms – master with en-suite, main bathroom with claw foot bath and walk-in shower. Semi detached studio/4th bedroom making for a 4th private getaway.
8. Formal dining centrally connected to the main living and large entertainer's kitchen.
9. High ceilings, burnished and polished hardwood floors throughout.
10. Bosch, Westinghouse, ILVE, Fujitsu and LG appliances throughout.

**Exterior:**

1. Large 1669m<sup>2</sup> (approx.) block
2. Sea facing veranda
3. English inspired lawns and gardens
4. Alfresco, entertaining deck with large French doors.
5. Colorbond roof

**Historical notables:**

1. Fully functioning open fireplaces
2. Spectacular ornate cornice, archways and ceiling roses
3. Weatherboards milled locally
4. Former guesthouse by the name of Leighton Lodge
5. Made using large and strong hardwood from table-cape

**Heritage:** This outstanding Queen Anne style federation property was heritage listed in 2006, making it one of Wynyard's most sought after and unique properties. Heritage listed properties must continue to stay within heritage guide lines in regards to all internal and external modifications and will require approval before commencing any works ensuring this wonderful property is a part of the Wynyard community for generations to come.

\*4front Real Estate 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 accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. \*