

3101 Channel Highway, Kettering, Tas 7155

House For Sale

Sunday, 22 October 2023



Robbes
GLOBAL PROPERTIES

3101 Channel Highway, Kettering, Tas 7155

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: House



Tracey Atkins
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Robert Fletcher
0413493901

Price Improvement - Offers Welcomed

Situated on 42 fertile acres, this is a rare opportunity to acquire a large landholding on the D'Entrecasteaux Channel, only 30 minutes from Hobart. Offering spectacular, uninterrupted views of the Channel and Bruny Island, this property occupies a coveted headland position and total privacy. It is also home to the stunning 'Trial Bay House' – winner of the Robyn Boyd, the Esmond Dorney and the James Blackburn awards for architectural excellence. In 2010, the Robyn Boyd jury panel described the home as having 'such calmness and serenity that it is hard to leave'. Originally designed by architect Ray Heffernan forty years ago, the second and current owners undertook extensive renovations with architect James Jones. Retaining the original external lines and timber ceilings, the house was given a new tranquillity, seamlessly blending a raw concrete addition with the original home. The result is an abundance of natural light, cross flow, and strong interior/exterior connection. This thoughtful and fluid design allows the home to have two wings. In the main wing are the living and dining areas, kitchen and principal bedroom. Here you'll also find The Channel Room – designed to give a sense of standing within a camera lens – surrounded by an unmatched view of the D'Entrecasteaux Channel and Bruny Island. An enclosed veranda creates a wide corridor overlooking a pebbled courtyard and provides access to the secondary wing where two additional bedrooms, laundry and garage are located. The beautiful home is complimented by a fully self-contained 80sqm guest house which offers diverse investment opportunities such as short or long-term rental, staff-quarters or the potential for a cellar door. Established landscaping surround the house and cottage and includes an extensive vegetable garden. Rejuvenated organic pasture, complimented by three large dams offer an unparalleled opportunity to grow vineyards, olives or orchards; run livestock; or simply retain as is. Property infrastructure includes five megalitres of water; a fully lined and ventilated approx. 40sqm. equipment shed; additional storage/woodsheds; a stable; 10-kW's solar power with Tesla battery storage, and pumped irrigation. For avid sailors, the Channel has some of the best sailing in Australia and the popular Oyster Cove Marina is just five minutes away. 'Trial Bay House' and property epitomise beautiful design and restraint in a privileged location - and limitless opportunities.