

**3747 Channel Highway, Birchs Bay, Tas 7162**



**House For Sale**

Thursday, 14 March 2024

3747 Channel Highway, Birchs Bay, Tas 7162

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 9**

**Area: 3 m2**

**Type: House**



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## Offers over \$4,500,000

Offering privacy, tranquillity and the luxury of space, 'Bonnie Doon' is an impressive Brian Wyatt designed home positioned on almost eight acres of pasture overlooking the waterfront in highly coveted yet tightly held Birchs Bay in Southern Tasmania. Impressive in every way, the metamorphosis of this property from Federation Cottage on a waterside acreage to a masterfully executed statement in contemporary design, all at once succeeds in honouring the heritage of place and the home's quintessentially Tasmanian natural environment, whilst showcasing an artful way of living in direct response to the home's surrounds. The original homestead accommodates three double bedrooms and a central bathroom, with multiple living spaces adjacent. An enclosed terrace leads to the next wing, comprising a workshop, storage and bathroom space on one side and a spacious home office or studio space for the artist. A further deck leads to the heart of the property, with a generously proportioned two-storey wing offering expansive open plan living comprising the well-equipped kitchen with large walk in pantry, spacious dining area with fireplace, a sitting room and family room/library all opening onto two patios, to create seamless indoor/outdoor living and there is also an indoor pool on this level. The entry level of this wing contains the secluded master suite with an exquisite ensuite bathroom with two showers, two vanities and two toilets, capacious wardrobe space and a luxuriously deep freestanding tub. Extensive glazing used throughout the home means it is almost impossible to escape the verdant bush and water views, and the considered use of natural stone and timber and earthy tones in the design brief sit comfortably in unison with the home's exterior. Outside a stone fire pit features in the native garden, perfect for stargazing on crisp, clear Tasmanian nights, away from any light pollution. A refection pool on the deck is a relaxing place for quiet contemplation throughout the day. A property that exceeds all superlatives, 'Bonnie Doon' is a rarity in any market, let alone amongst the rolling green and waterside coves of Birchs Bay. A true lifestyle retreat, this is an exceptional opportunity to buy into this sought after hamlet, that is still within easy reach of local amenities, Hobart's CBD and the Hobart International Airport.