

# 399 Sandy Bay Road, Sandy Bay, Tas 7005



## House For Sale

Thursday, 9 November 2023

399 Sandy Bay Road, Sandy Bay, Tas 7005

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 949 m2**

**Type: House**



Ed McKay

## EXPRESSION OF INTEREST \$3,300,000+

Prepare to be enchanted by 'Lonsdale'. This distinguished and majestic residence, built in 1895, graces extensive frontage of Sandy Bay Road and Lambert Avenue, one of Hobart's most desirable locations. The transformation of Lonsdale has been nothing short of extraordinary. This stately, double-storey property has been meticulously renovated and is testament to a time when craftsmanship and architectural grandeur were paramount. With three full new bathrooms and an exquisite modern kitchen, Lonsdale has been thoughtfully reimagined to accommodate the demands of modern family living while retaining its original charm. The property has been re-wired and re-plumbed and is equipped with efficient ducted heating, providing year-round comfort. The property's grand proportions provide five spacious bedrooms and multiple living areas that provide a flexible floorplan for modern families. On the lower level there is a living room and formal dining room with an additional lounge on the upper level. The layout provides a considered balance between family togetherness and personal space, creating a harmonious environment that caters to the diverse needs of your household. The property provides flexibility for separate guest lodging or potential short-term accommodation with a kitchenette and breakfast room on the upper level, which can be securely separated from the main house and with external stair access. Further development has also been considered with plans for a second dwelling being prepared STCA. Positioned at the heart of a 949 sqm level allotment, Lonsdale offers spacious and secluded outdoor living areas and gorgeous gardens that provide a tranquil and private setting. There is excellent vehicle access via Lambert Avenue leading to a large garage and parking for up to 4 vehicles – a rare luxury in this sought-after location. Conveniently located in close walking distance to excellent schools, the university, yacht clubs, gourmet grocers, cafes and beaches. Lonsdale provides an enviable lifestyle and opportunity to be part of Sandy Bay's rich history and to create your own legacy. With its historical charm thoughtfully preserved, Lonsdale now shines with a fresh, modern appeal, making it one of Sandy Bay's finest homes. Experience the intersection of history and modern living in the distinguished 'Lonsdale' – where past meets your future. Note: This property is not listed on the Tasmanian Heritage Register. Contact Ed McKay to arrange your private inspection of this magnificent property. Property Features: -Automatic garden watering system -Automatic external LED feature lighting -NBN fibre to the premises -Re-plumbed -Re-wired -Insulation -Remote garage door -Remote sliding gate vehicle access -Efficient ducted heating -Three renovated bathrooms -Renovated kitchen -Freshly painted interior and exterior -Fully fenced -Established garden -Multiple entertaining areas Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.