

**43 Queen Street, Sandy Bay, Tas 7005**

PETERSWALD  
for property

**Sold House**

Wednesday, 6 September 2023

43 Queen Street, Sandy Bay, Tas 7005

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 303 m2**

**Type: House**



Nick Morgan  
0417486013



John Morgan  
0418122241

## Contact agent

Occupying a coveted position within prestigious Queen Street, this impressive Federation home provides the perfect balance of period character and contemporary comfort, along with the convenience a Sandy Bay postcode affords. Stunning attributes of its original circa 1900s build have been retained with care, including intricate lead-lighting, fireplaces, decorative ceiling roses, polished timber flooring, high ceilings, ornate fretwork, and wide, open space. Upon arrival, the warm and welcoming ambiance is immediately evident, when strolling through the stunning front gardens and white picket fencing to the sheltered veranda entrance. The hallway leads to the rear of the home, where open-plan living and dining bathe in abundant sunshine. The beautiful space, warmed by a central wood heater, spills out to the private courtyard, to be enjoyed year-round with both sun-drenched and covered entertaining areas. A gourmet kitchen is incorporated within the main living area, and comes fully equipped with premium appliances, ample storage within glossy white cabinetry, and solid benchtops, including a breakfast bar for the ease of casual dining. Comfortable accommodation comprises of three generous, light-filled bedrooms, each inclusive of built-in wardrobes, and two with original, now decorative, fireplaces with rich timber mantles. The renovated bathroom exudes sophistication, with a walk-in glass shower with recessed storage, a twin-sink vanity, and a toilet. The space enjoys plenty of natural light and warmth via skylights above. The easily accessible laundry is tucked neatly towards the rear of the home, with direct outdoor access. A natural space for friends and family to gather, the entertainers' courtyard provides a suburban sanctuary, encased by stunning, well-maintained gardens filled with privacy hedges, and established greenery. A feature outdoor gas fireplace within the secluded courtyard ensures year-round warmth and comfort, and the luxury doesn't end there, with an al fresco spa, and a sauna. Impeccably presented throughout, with stunning period character now seamlessly combined with modern style, carefully crafted with fresh, elegant interiors, this impressive property in Sandy Bay will appeal to those seeking elegance and convenience in a highly sought-after location. Council rates: \$3,000 pa approx Water rates: \$1,200 pa approx Rental estimate: \$575 - \$640 pw approx Construction: Weatherboard Year built: circa 1900's