

# 46 West Church Street, Deloraine, Tas 7304

## Sold House

Friday, 29 September 2023



46 West Church Street, Deloraine, Tas 7304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2094 m2**

**Type: House**



Dominic Romeo

## Contact agent

'Meander House' c.1900 represents a wonderful opportunity for the astute investor or home purchaser to acquire a residence extensively and sympathetically refurbished yet retaining all the classic architectural features of the Federation period. Perfect as an interstate weekender, private home, luxury accommodation or a residential/commercial venture - the opportunities are only limited by your imagination. The 153.2m<sup>2</sup> weatherboard house is set back and beautifully positioned on a huge 2094m<sup>2</sup> corner allotment. All the classic features of the Federation period have been retained - decorative fretwork and finials, steeply pitched roof, brick chimneys, wide front door with coloured glass and North facing verandah. The interiors are equally as impressive. A long wide central hallway leads to a large sitting room, huge open plan dining room and kitchen with extensive preparation benches, cabinetry and new kitchen facilities, two beautifully proportioned carpeted bedrooms, modern bathroom complete with bathtub and a laundry. Internally, the character continues - oak flooring, open fireplaces, decorative mantles, high ceilings, timber skirting boards and architraves. All windows have shutters and the home has an abundance of natural light providing a feeling of warmth and calm. Meander House also includes a beautiful fully restored self-contained weatherboard cottage complete with a kitchen, sitting room / bedroom with a vaulted ceiling and ensuite. The established low maintenance garden includes deciduous and native trees, garden beds and extensive lawn areas. Included are 2 garden sheds, 6m x 4m garage and a large studio with its own street frontage, perfect as an office, artist or potter's studio or shop suitable for rental. Town services are provided. Meander House is positioned within walking distance of the historic centre of Deloraine. This vibrant township, set on the banks of the Meander River, has a wonderful sense of community and is known for its collection of historic Georgian, Victorian and Federation buildings. At your doorstep are cafes, restaurants and pubs, bakeries, produce stores, antique and retail stops, museums, schools, local truffle and raspberry farms and all town services. Deloraine is known for its active artistic community, markets and craft fairs and has an enviable regional food and wine culture. Minutes away are the historic townships and hamlets of Westbury, Hagley and Carrick. Launceston and Launceston airport are a scenic 40-minute drive. Whether as your next family home, weekender or investment, Meander House offers an exciting opportunity to own a truly exceptional and affordable home with added opportunities in the sought after Northern Tasmanian township of Deloraine. For further information or to arrange a private inspection, please contact Dominic Romeo on - 0438 500 277 or email - [dominicromeo@circaheritageandlifestyle.com.au](mailto:dominicromeo@circaheritageandlifestyle.com.au)