

99 Normanstone Road, South Launceston, Tas 7249



## Sold House

Tuesday, 23 January 2024

99 Normanstone Road, South Launceston, Tas 7249

Bedrooms: 6

Bathrooms: 4

Parkings: 5

Area: 6476 m2

Type: House



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## Contact agent

Hidden behind a long internal driveway is this stunning grand residence! Unsuspecting, and a truly unique property providing a private enclave for the owner to enjoy. Versatile in its layout with rooms and space galore, you will love the private, enchanting gardens that wrap around this surprising, "once in a lifetime" property. Entering the home, you are greeted with a large, welcoming entrance that leads you through to the living and kitchen space at the back of the home. The sunny kitchen/living area is impressive in size, with an updated kitchen offering modern convenience and quality appliances throughout. With stone bench tops, vast counter space and ample amounts of storage, this creates a functional area perfect for entertaining. Off the kitchen is an informal living and dining area providing a relaxing, private space, with beautiful large windows overlooking the magnificent outlook. Downstairs features the formal lounge and dining area with a beautiful open fire place. On this level there is also a spacious bedroom, the third bathroom and a study nook. Upstairs is the master suite which captures a beautiful view overlooking Launceston and the Tamar River with access to a private balcony. This space offers a large, roomy walk-in robe with vast amounts of storage, plus a modern ensuite with a double shower and separate spa bath, capturing the glorious views. The other three bedrooms also sit on this upper level, and offer great space and storage, plus a gorgeous central bathroom which includes a separate shower, bath and toilet. The home has modern, elegant features throughout including beautiful polished floor boards, high ceilings, stunning light fixtures and original open fire places. The home is kept comfortable all year around with two ducted heating systems and cooling throughout the home. Just when you thought the home couldn't get any better, this property even offers a glamorous studio/guest room. This space features amazing large windows capturing great natural light, plus beautiful polished concrete floors. The guest room is serviced by a stylish kitchenette and a spacious bathroom which includes a walk-in shower. Outside you enter into the extensive private, seasonal grounds. On just over 6,476m<sup>2</sup> of land, you can get lost in the rich array of beautifully landscaped gardens which wrap around the property. Tucked away are some raised veggie beds and a chicken coop. Hidden at the rear of the home is a fabulous outdoor entertaining area with a fantastic elevated, covered space which includes a built in BBQ and benchtop, plus a pizza oven and gas heater for added ambiance; this space is the entertainer's dream. The home offers a total of 5 garage car spaces with remote access and plenty of storage, and drive through access from the front garage. There is also plenty of off-street parking. This stunning property is positioned in an ideal location, capturing magnificent views and is only a short distance to local school, shops and Launceston CBD. Rarely do homes like this become available to purchase. We are privileged to bring this iconic home to the market and can't wait to show you through. Contact Richard Sims today to express your interest in this beautiful home.

- 5-bedroom private residence;
- Magnificent views and manicured gardens;
- Beautiful elegant features throughout;
- Modern studio/guest room;
- Private outdoor entertaining area. - CCTV & alarm system

Year Built: 1935  
House Size: 298m<sup>2</sup>  
Land Size: 6,476m<sup>2</sup>  
Council Rates: \$4,595pa approx  
Water Rates: \$3,160pa approx  
Municipality: Launceston City Council  
School Catchments: Glen Dhu Primary, Kings Meadows & Queechy High School  
Zoning: Low Density Residential

Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.