

22 High Street, Evandale, Tas 7212



House For Sale

Sunday, 23 June 2024

22 High Street, Evandale, Tas 7212

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1500 m2

Type: House



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Expressions of Interest

Welcome to 22 High Street, Evandale, where classic charm meets modern luxury in this beautifully presented 1950s home, complete with a vast architectural extension designed to accommodate a larger family. This exquisite property has been meticulously renovated with functionality and comfort in mind, ensuring a perfect blend of style and practicality for every member of the family. Upon entering, you will be captivated by the incredible attention to detail throughout. The front end of the house features three spacious bedrooms and an office/rumpus room that can easily be converted into a fourth bedroom. A central bathroom with a separate shower and bath serves this area, ensuring convenience for family and guests alike. The heart of the home is the expansive kitchen, living, and dining area, ideal for entertaining. This space boasts large bifold doors that open seamlessly to the outdoors, creating a harmonious indoor-outdoor living experience perfect for gatherings, regardless of the season. The kitchen itself is a chef's dream, featuring a 3-meter stainless steel island bench, floor-to-ceiling joinery, and a butler's pantry for additional storage and food preparation. Quality appliances, including a Falcon oven with a gas cooktop, make cooking a pleasure. The parents' retreat is situated in its own wing, offering a serene and inviting space complete with a spacious walk-in wardrobe and a luxurious ensuite with a double shower. This wing also includes a separate office space and a second living or sitting area, providing a private haven for parents. A thoughtfully designed power room off the kitchen is perfect for guests, and a separate laundry room offers ample storage and direct access outside, ensuring muddy shoes never traipse through the house. Additional features include two reverse cycle ducting systems for year-round comfort, bespoke panelling in the living and kitchen areas that extends to the master suite, wallpapered walls, and white shutters throughout the home. As a delightful bonus, the property includes a cellar, perfect as a wine or whisky cellar, finished with flooring, pendant lighting, and custom-made stairs with beautiful Blackwood steps. This ventilated space adds a unique touch to the home. The exterior of the property is equally impressive, with a beautifully landscaped garden providing a safe and enjoyable space for children and pets. Hydrangeas bloom in summer under a line of pleached Tilia trees surrounding the back lawn, perfect for summer gazebos and children's play. The garden features steel edging, a fully automated sprinkler and dripper system, and an espaliered orchard with various fruit trees. A healthy and fruitful lemon tree adds to the charm. Additionally, there is a spacious shed with a powder room, a double carport, and ample off-street parking. The driveway and surrounding footpaths are finished with exposed aggregate colouring, blending seamlessly with the home's external palette. Security is paramount with an automatic gate and a full security system throughout the property. Situated on the prestigious High Street of Evandale, this home offers easy access to the best of Northern Tasmania. Enjoy a short stroll to the town centre for coffee, Evandale Primary School, and more. With just a five-minute drive to the airport and less than 15 minutes to Launceston CBD, this location is perfect for convenience and connectivity. 22 High Street, Evandale, offers something special for the entire family and is sure to impress from the moment you arrive. This is not just a house; it's a home where every detail has been thoughtfully designed to enhance your lifestyle. Don't miss the opportunity to make this exquisite property your own. - 4-5-bedroom family home; - Extensive renovated throughout; - Large open plan living; - Kitchen featuring a spacious butler's pantry; - White shutters throughout plus automatic roller blinds on bifold doors; - New roof within the last 5 years; - Two hot water cylinders. Year Built: 1950 House Size: 441 sqm including the shed Land Size: 1,500 sqm Council Rates: \$2,289pa approx Water Rates: \$1,000pa approx Municipality: Northern Midlands Council School Catchments: Evandale Primary & Kings Meadows High School Zoning: General 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.