



Suburban living at its best



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1 Billanbri Court, Blackmans Bay

Sold

This stunning double-storey country homestead on 1.99 Hectares of gently sloping land in the hills behind Blackmans Bay offers lovely views towards kunanyi / Mt Wellington and North West Bay.

The entire property has many features to enjoy and the approach from the secluded and quiet Billanbri Court through the manicured driveway entrance immediately gives the visitor the sense of an established and sophisticated country lifestyle.

The main approach to the home takes you past a large workshop and then a gentle curve in the driveway opens up to present the home's main entrance and double carport.

The construction of the property is primarily brick with timber features and a steel roof all of which provide the home with a strong visual appeal.

As you enter the front door of the home your eyes are immediately drawn to the distant panoramic views visible through the living room windows.

The living area is open-plan with a brick feature fireplace with wood burning stove dividing

Property ID:	L26003777
Property Type:	House
Building / Floor Area:	280
Garages:	1
Carports:	2
Open Parking:	4
Land Area:	1.99 hectares

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the kitchen and dining room from the main lounge.

To the left of the lounge a short “L” shaped hallway takes you to two bedrooms, the largest of which is the master complete with built-ins with the spectacular views over towards the mountain and North West Bay visible through large windows.

Also in this wing is the family bathroom with bath, vanity and separate shower with an adjacent separate toilet.

Returning to the lounge you will notice that access is provided through sliding glass doors onto the verandah which runs along the front of the ground floor of the home.

A noticeable feature throughout the home is the beautiful joinery and finishes applied to the timber features such as doors, cabinetry, architraves and skirting; certainly a testament to accomplished craftsmanship.

The dining room and kitchen both enjoy the distant views as well as the semi-enclosed garden to the side of the home which is accessed through a glass sliding door.

The kitchen is nicely proportioned with beautiful blackwood cabinetry and has a range of modern appliances, plenty of workspace plus a built-in pantry.

Leaving the kitchen and heading back towards the main entrance a door on the right leads into a small fifth bedroom which would also make the perfect home office.

To the left a corridor leads past a staircase up to the first floor and then on through the well-appointed laundry, opposite which is a separate toilet.

At the rear of the laundry another entrance doorway leads out onto the veranda which gives access to the garden as well as two rather special feature rooms.

The first is well suited to being a store-room or, in the case of the current owners, performs admirably as a wine cellar.

The next room along, accessed from the verandah through double doors, is a fabulous space which currently is the home’s main entertaining area, complete with a blue baize billiard table.

And the best news is the table and accessories will be included in the sale of the home.

This room is actually the garage for the property and is accessed through a single vehicle roller door at the rear of the carport.

Whether it continues its current life as the home’s entertainment hub of course will depend on how many rare cars or motorbikes you need to house.

Back inside the home and using the staircase you ascend to a really charming part of the property.

With interesting architectural features, nooks and crannies and spectacular timber lined ceilings in the bedrooms, this part of the home opens up a treasure trove of opportunities.

At the top of the stairs the hallway runs off in two directions with one section leading to a beautiful room complete with built-ins and a window seat offering views over NW Bay.

The warm timbers of the angled ceiling and the delightful cabinetry of the built-ins imparts a real sense of provincial France. This room would make a magnificent master bedroom or perhaps guest quarters with a wow factor.

At the end the other section of hallway is a smaller yet equally desirable room with the same timber finishes, timber lined ceiling, two dormer windows and exquisite attention to detail. Another bedroom or perhaps a hobby room?

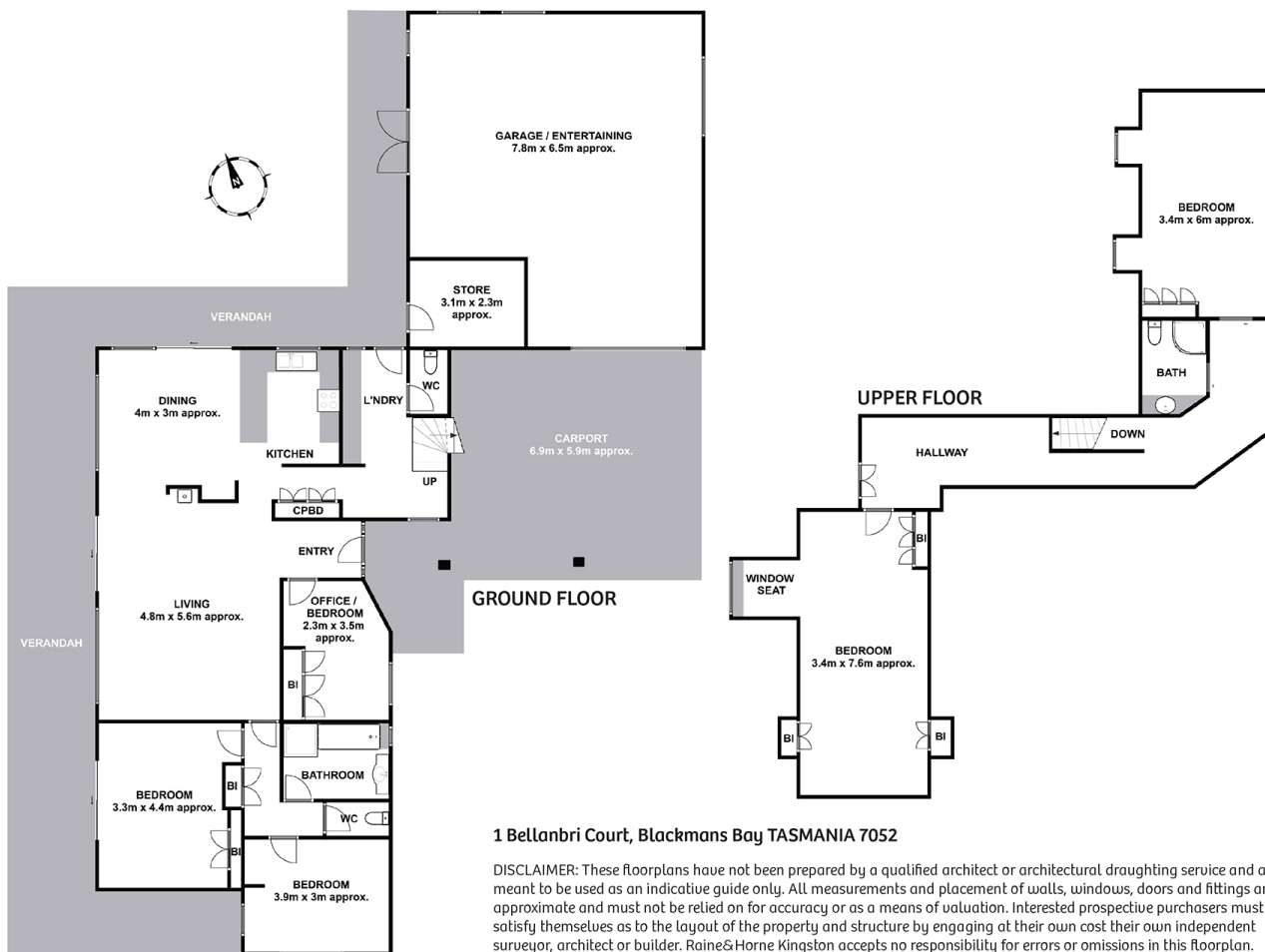
Adjacent to this room is a shower room complete with shower, vanity and toilet.

Heating for the home is by wood stove and heat pump with a fully integrated, ducted air circulation system moving the warm air into all parts of the home, except the garage and store room.

The grounds of the property are a mix of cleared land, some light bush, grassed areas and planting beds. There is a vegetable garden and one of the most magnificent dams which is fully lined to maximise water retention.

Overall this is a magnificent property giving the homeowner a perfect sense of luxurious rural isolation whilst in reality only being a ten minute drive from Blackmans Bay with its schools, shopping centre, beautiful beach and associated attractions.

The property is also conveniently positioned to take advantage of the services and attractions of Kingston and Kingston Beach and is only a 30 minutes commute to Hobart.



1 Bellanbri Court, Blackmans Bay TASMANIA 7052

DISCLAIMER: These floorplans have not been prepared by a qualified architect or architectural draughting service and are meant to be used as an indicative guide only. All measurements and placement of walls, windows, doors and fittings are approximate and must not be relied on for accuracy or as a means of valuation. Interested prospective purchasers must satisfy themselves as to the layout of the property and structure by engaging at their own cost their own independent surveyor, architect or builder. Raine&Horne Kingston accepts no responsibility for errors or omissions in this floorplan. Buildings are not shown in their actual scale or positions in relation to each other.

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