



7 James Avenue, Kingston Beach

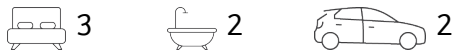
Expressions of Interest over \$2million

As suburbs expand, the original character of a place can be lost. Older homes are often repurposed or demolished, and with them, important threads of local history quietly disappear. For new residents, this can mean moving into a neighbourhood without truly connecting with its story.

Fortunately, both local government and community groups continue to champion the preservation of heritage properties, recognising their value not just as structures, but as living records of the past. And thanks to advances in building technologies, restoring these gems is more achievable than ever.

One such gem is located at 7 James Avenue, Kingston Beach. Built in the 1930s, this distinguished home stands as a beautiful example of period architecture, gracing a gently sloping hillside with sweeping views of the beach towards Bonnet Hill, the Alum Cliffs and the Derwent River.

Walking through the house, it's easy to imagine the pride its original owners must have felt, entertaining their guests while the sea breeze drifted in and the coastal panorama unfurled before them. Though the years have taken a toll and the home now calls for restoration, the location remains as magical as ever. The sounds of waves meeting the shore and seabirds



Property ID:	L26324320
Property Type:	House
Building / Floor Area:	170
Open Parking:	2
Land Area:	1996.0 sqm

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overhead still echo the timeless tranquillity of this setting.

Spanning approximately 175 square metres, the residence features a generously sized lounge complete with a fireplace and a charming window seat, while the sunroom with its floor-to-ceiling glass, frames the coastal view in truly mesmerising fashion.

There are three bedrooms, a small study with an adjoining bathroom, and an additional room that could serve as a third living space. The kitchen and dining room maintain their original charm, and outside the front entrance, a small potting shed, likely original to the property, adds a quaint historical touch.

Constructed from a combination of stone and timber with a classic corrugated iron roof, the home's materials speak to an era of enduring craftsmanship. The gardens are split between the front yard with the street frontage, which houses the main driveway and off-street parking from James Avenue, and an original timber single-car garage and workshop, another nod to the property's heritage.

The back garden is terraced and feels like it's almost bringing the beach within touching distance. A panoramic view from the mountain to the sea can also be enjoyed from this vantage point. A gate leads out from the lower part of this garden onto James Lane which provides easy pedestrian access down to the esplanade and beach.

With the right vision, this home has the potential to be thoughtfully brought into the present while honouring its past.

A leading architect has been engaged to design restoration concepts that respect the home's historical layout while introducing modern comfort and functionality. The proposed plans aim to preserve the building's external character entirely, save for the repositioning of a single window. Inside, minor reconfigurations will enhance flow without compromising the integrity of the original design. Plans are available on request.

James Avenue is a quiet, one-way lane highly regarded by locals for its privacy and peaceful charm. The broader suburb of Kingston Beach is among Tasmania's most sought-after seaside communities, offering not only breathtaking views and lifestyle appeal, but also convenient access to local amenities and a short commute to Hobart's CBD and airport.

This is more than a house and offers a rare opportunity to breathe new life into a home of enduring character, in a setting that remains as captivating today as it was nearly a century ago.

Call Susan on 0418 720 201 for a private inspection.