



## Fire Tower Paradise



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**374 Fire Tower Road, Koonya**

**Offers Over \$999,000**

This unique property is situated at the top of Fire Tower Road with it's own forest as your backyard.

Your anticipation will be enhanced from just entering the property up the forested driveway past huge man-ferns and curious wildlife leading up to the home and your own private sanctuary.

The 2 bedroom home is built out of a combination of rendered mud brick and weatherboards. Step inside through large cantilever doors into a huge light filled family area with large wood heater which completely warms the entire room. Also backing up the wood heater in the kitchen, dining & lounge area and bathroom is highly efficient gas powered hydronic heating.

The kitchen, dining and lounge area is highlighted using natural timbers with solid timber spars plus a hardwood ceiling and parquetry floor. The custom craftsmen-built kitchen features solid blackwood bench-tops, Tas Oak drawers, handmade tiles and built-in classic Ilue gas top/electric oven. Step down to the front lounge with its terracotta tiled floor featuring large, panelled windows framing a majestic view of the tranquil waters of Norfolk Bay, looking towards Murdunna and Dunalley.

The huge master bedroom features hardwood timber floors and ceiling with expansive views

<b>Property ID:</b>	L15039004
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	146
<b>Carports:</b>	1
<b>Open Parking:</b>	2
<b>Land Area:</b>	19.84 hectares

**Danny Boon**

0427 010 300

danny.boon@sorell.rh.com.au

of the surrounding bush/garden and even down to Norfolk Bay. It also has its own wood heater to keep you warm & cosy on those chilly Tassie winter nights.

The second bedroom with built-in storage unit/wardrobes also features large cantilever doors and windows . This room could also double as a home office. The bathroom consists of a shower, toilet, a vintage pedestal sink and the classic claw-foot bath with beautiful handmade blue tiles -enjoy sitting in a hot bath with views of the native garden and abundant birdlife. The property is a haven for wildlife and home to numerous resident Padymelons, Wombats, Echidnas, Possums and even the odd Tassie Devil. The flourishing native garden also attracts a vast array of birdlife including Black Cockatoos, superb Blue Wrens, Flame Robins, Rosellas, Honeyeaters etc...

Outside you will also find a large garage or workshop which is open, plus at the rear another fully enclosed workshop (or with some minor renovations you could have yourself another studio).

Tucked away at the rear of the main house sits Koonya Cottage! This separate self-contained and well-appointed cottage is a perfect space for visiting family or guests to stay.

This is not your typical property as there has been so much thought gone into the original build, with too many features to mention that can only be truly appreciated by a visual inspection!



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

House Floor Area approx: 155 sqm  
Workshop : 39sqm  
Studio : 31 sqm