



## 2 Sonning Crescent, SANDY BAY, TAS 7005

Architecturally designed home with stunning views

Set on a generous 706 sqm block, this architecturally designed double-brick home offers timeless appeal with high ceilings, expansive windows, and all-day sun.

Perfectly positioned in a quiet location, you'll enjoy easy access to shops, doctors, restaurants and the beach, with public transport right at your door. Some of Hobart's best schools and the university are close by.

**TYPE:** For Sale

**INTERNET ID:** R24756424

**SALE DETAILS**

**Offers over \$1,250,000**

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Originally built in 1956, the home underwent a major renovation in 1998, including rewiring, replumbing (majority), and the installation of a Colorbond roof with added insulation. Upstairs ceilings were relined for improved insulation while retaining original character, and beautiful Tasmanian oak floors lie hidden beneath the current coverings. Extensive built-in storage ensures practicality throughout.

The lounge and dining area offer stunning views across the Derwent River to the Eastern Shore. Comfort is assured with a reverse cycle air conditioner and an operational open fireplace, creating a warm and inviting atmosphere.

Crafted from Blackwood timber, the kitchen features stunning views along with quality appliances, including an AEG double oven and glass-top hotplates.

The home offers three bedrooms: two spacious doubles upstairs and a versatile downstairs area with its own entry, bathroom, and potential kitchenette, ideal for guests or a home office. Two bathrooms serve the property, with three toilets in total. The upstairs bathroom includes a Huon Pine vanity, handcrafted by a master cabinetmaker.

A single garage with a tilt-a-door provides secure parking, complemented by additional driveway space. A workshop, garden shed, and large hot water cylinder add convenience for storage and hobbies.

Security lighting, window and door locks offer peace of mind, while the established garden includes a watering system for easy maintenance.

This classic property offers space, comfort, and convenience in one of Hobart's most sought-after areas. Enjoy stunning river views, natural light, and a home that's ready to move in, or alternatively update and make your own.

- Land Area 706.00 square metres
- Building Area: 204.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Todd Stevenson**  
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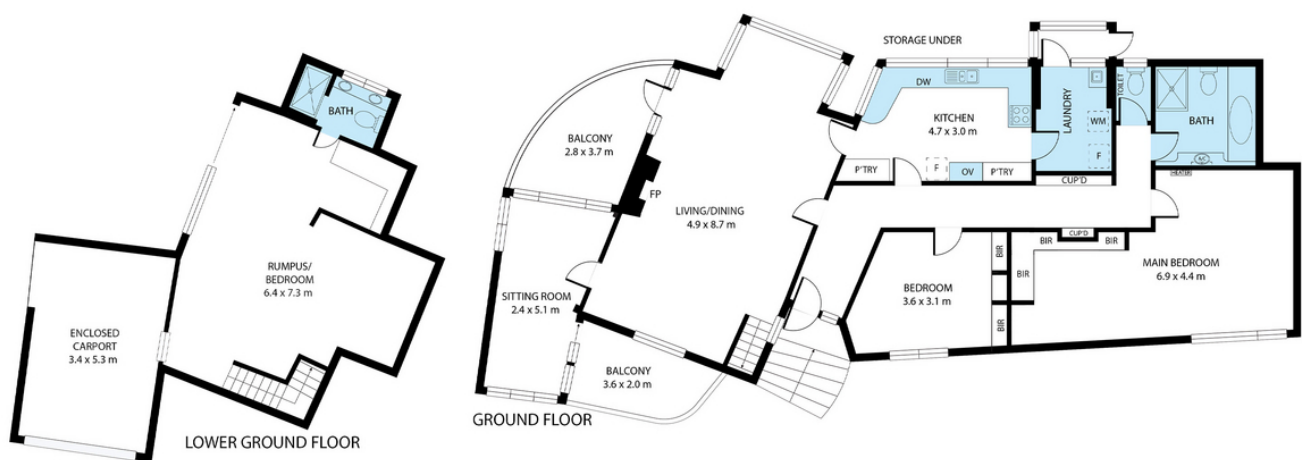












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House area: 204 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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**Real Estate**