



6 Georgiana Street, Devonport

## This Place Feels Like Home

Some homes are built. Others are created. 6 Georgiana Street is the kind of place that reminds you there was once a time when homes were built to last, when craftsmanship mattered, and when the people who built a house intended to live in it and care for it for decades. This is one of those homes.

Proudly positioned in one of Devonport's most desirable pockets, this home enjoys a peaceful setting while remaining incredibly convenient. Schools are nearby, the walking tracks of the Don Reserve are only moments away, and the popular Splash Devonport Aquatic and Leisure Centre is just down the road for those who enjoy a swim or a workout.

From the moment you arrive, the character of the home is obvious. A charming balcony and bay windows frames the facade, setting the tone for what lies inside. Step through the door and you are greeted by the kind of features that modern builds often forget: a designated entryway, stained glass details, and solid construction that instantly creates a feeling of warmth and permanence.

Built in the year 2000 and lovingly maintained by its original owners, the home carries a sense of care that is impossible to replicate. There is a quiet comfort that comes with knowing a property has been cherished from the very beginning. Inside, the layout offers flexibility for modern living while preserving its classic charm. The home provides three generous bedrooms, two bathrooms, and a separate

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### FOR SALE

Offers Over \$700,000

### VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.

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powder room located downstairs in what can serve as either a fourth bedroom or a third living space. In total, the property offers two to three living areas, allowing space for families to spread out or come together when it matters.

The master suite is a peaceful retreat, complete with a walk in robe and private ensuite. From here, you can take in the sweeping outlook toward the rolling Don Hills, a view that changes beautifully with the seasons. The lounge features an electric log look fire and mantle adding even more charm and comfort to this established property. A private entertaining area and courtyard provide the perfect setting for gatherings, while established vegetable gardens and fruit trees offer a taste of the good life right in your own backyard.

Practical features have not been forgotten. The home includes a single car garage, under house storage, a separate laundry, extra off street parking, and even a built in integrated vacuum system throughout the house. Some of the windows are double glazed, helping maintain comfort through the seasons. But what truly sets this property apart isn't a checklist of features. It's the feeling. Homes that have been cared for by one family for decades carry a kind of warmth and authenticity that money simply cannot manufacture. Classic design, beautiful outlooks, and meticulous upkeep combine to create something increasingly rare.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 8T8HVM   |
| Property Type | House  |
| Land Area     | 771 m2   |
| Including     | Ensuite<br>Toilets (3)<br>Courtyard<br>Balcony<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

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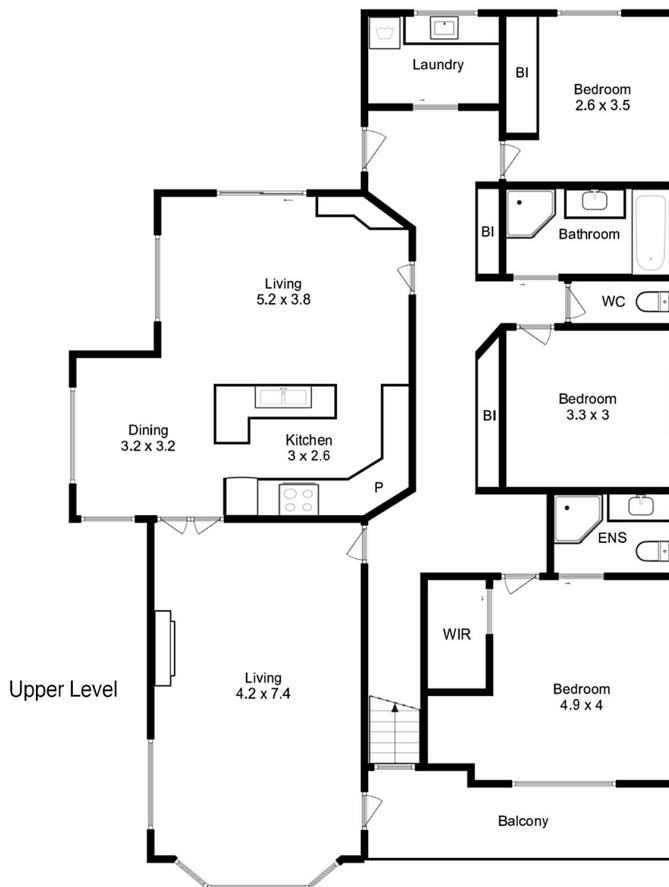
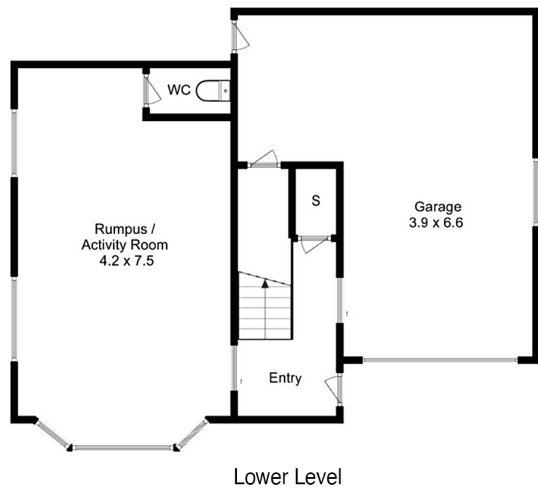
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### 6 Georgiana St, Devonport

This plan is a sketch for illustration only.  
 All measurements are internal and approximate (in metres).  
 Outbuildings / exterior elements not in position.

