



15 Bloomsbury Lane, Kettering




A Hidden Gem in Beautiful Kettering

Positioned in a quiet and family-friendly pocket of Kettering, 15 Bloomsbury Lane presents a rare opportunity to embrace the very best of Southern Tasmania's sought-after lifestyle. Set amongst natural surrounds with a sense of privacy and tranquillity, this beautifully positioned circa 1940s property offers the perfect balance of relaxed country living and convenient access to local amenities, making it an ideal retreat for families, professionals, retirees or those seeking a lifestyle change.

From the moment you arrive, the home welcomes you with its serene atmosphere, generous proportions and connection to the surrounding landscape. Light filled interiors create a warm and inviting feel throughout, while thoughtfully designed living spaces provide both comfort and practicality for everyday living. Large windows capture the natural beauty outside allowing sunshine and leafy outlooks to flow into the home year-round.

The kitchen and bathroom have been upgraded in recent times and the fresh interior and timber floorboards add to the overall appeal.

The spacious accommodation offers flexibility for growing families,

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FOR SALE

Offers Over \$985,000

VIEW

By Appointment

AGENTS

Michael Kingston
0408 145 380
mkingston@ljhpinnacle.com.au

Jessica Frost
0457 123 101
jfrost@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

visiting guests or working from home, while the outdoor areas are perfectly suited for entertaining, gardening, or simply enjoying the peace and quiet of this beautiful setting. Whether it's hosting family gatherings on the deck, enjoying your morning coffee surrounded by birdlife, or unwinding at the end of the day in complete privacy, this property delivers an exceptional lifestyle experience.

A whopping 23 solar panels keep the power bills to a minimum, whilst the Coonara wood heater keeps the home toasty warm for those cooler nights.

There is approx. 3 acres of land with a nice balance of established gardens, lawns, bush and taller trees. The acreage has perimeter fencing and a good sized dam. A hay shed, garden sheds and a double garage all add to the versatility of this gorgeous property.

Located just minutes from the Kettering marina and ferry terminal to Bruny Island, the property is ideally positioned to enjoy some of Tasmania's most spectacular coastal scenery, renowned local produce, wineries and walking trails. Hobart is within comfortable commuting distance, allowing you to enjoy the benefits of rural and coastal living without sacrificing convenience.

Offering charm, space and an enviable lifestyle in one of the Channel region's most desirable communities, 15 Bloomsbury Lane is a property that truly captures the essence of relaxed Tasmanian living.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

| | |
|---------------|----------------|
| Property ID | S5J1F |
| Property Type | House |
| House Size | 151 m2 |
| Land Area | 3.05 acre |
| Including | Deck |
| | Dishwasher |
| | Floorboards |
| | Secure Parking |
| | Solar Panels |
| | Water Tank |

Michael Kingston 0408 145 380

Property Representative | mkingston@ljhpinnacle.com.au

Jessica Frost 0457 123 101

Executive Assistant to Michael Kingston | jfrost@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au





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House area: 166 sqm

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

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