



Sold



374 The Esplanade, Speers Point

## A Rare and Revered Historical Treasure "THE KNOLL"

Graced with over 108 years of history, this impeccably maintained historic home is a testament to enduring craftsmanship, timeless design, and thoughtful stewardship. From the moment you arrive, it is clear this residence has been lovingly preserved, honoring its original character while offering the comfort and reliability today's homeowner expects.

Original architectural details - rich woodwork, classic moldings, and period features blend seamlessly with careful updates that respect the home's heritage. Each room tells a story, filled with natural light, warmth, and an unmistakable sense of authenticity that can only be found in a home of this era.

Pride of ownership is evident throughout, with meticulous maintenance ensuring the home's structural integrity and beauty remain uncompromised. Whether entertaining in gracious living spaces or enjoying quiet moments steeped in history, this home offers a rare opportunity to own a piece of the past- beautifully preserved for generations to come.

Sweeping lake views, exquisite gardens, landscaping, sandstone

4 2 2

**FOR SALE**  
CONTACT AGENT

### AGENTS

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John Church  
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### AGENCY

LJ Hooker Warners Bay  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

terraces and lawns complete this stunning property.

A truly exceptional historical residence, where timeless elegance meets unwavering care.

- Magnificent master bedroom with feature bay windows and timber fretwork, built-in robe and ensuite
- Three additional double bedrooms. Two with federation Lead light windows as features
- Formal sitting room with working marble wood burning fireplace
- Award winning art deco kitchen with Miele appliances
- Magnificent formal dining room with period fireplace and federation stained glass windows
- Stylish media room, designed for immersive movie nights and relaxed entertaining
- Exquisite sunroom with timber parquetry and custom French doors
- Outdoor entertaining area with BBQ and fire pit
- Picturesque private Balinese Pergola
- Extra-large double garage plus three onsite spaces
- Fully ducted 24HP air conditioning
- Solar panels
- Land area 3,091sqm with 50m plus frontage

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	Z3YHN8
Property Type	House
Land Area	3091 m2

### Paul Campbell 0417 678 593

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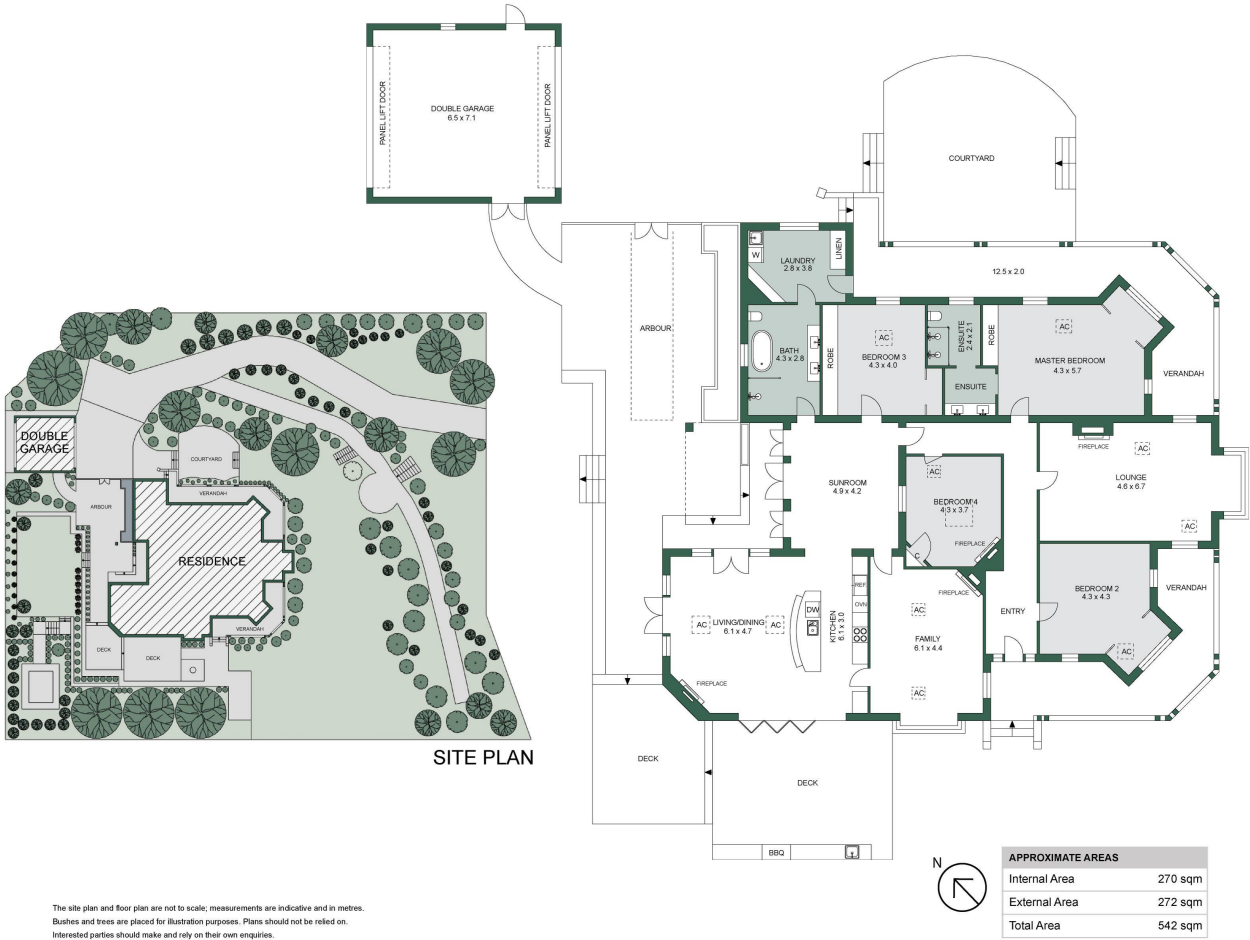
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