



**SOLD**

## HIDEAWAY IN THE MIDDLE OF EVERYWHERE

Beautifully restored, low maintenance 1870 cottage  
Colonial-era historic village  
Modern bathroom  
Landscaped gardens  
Furnished - ready to enjoy

45 Main Rd, Tunbridge might be the property of your dreams?

Right in the middle of the middle of Tasmania, it's an easy retreat from Hobart or Launceston. From there, it's a short drive to the highlands lakes for flyfishing; 10 minutes away to explore Ross or Oatlands; or, just enjoy the peace and tranquility of this stunning setting.

"This cottage has stories to tell, since it was built in 1870," said Steven Richardson, the real estate agent from @realty, who is selling the property for the owner.

"So many of its original features, like the shingle tiles under the iron roof or the stone chimneys, have been tastefully retained and integrated into what is a warm, cosy and inviting home," said Steve.

"Even the way the sunlight filters through the flowering vine on the bedroom window, is all part of its magic."

The home features a split-level living room with an open fireplace and a woodheater. The cathedral-style ceiling has the original shingles exposed, adding an historic feature and a hint to the past of this dwelling. A modern bathroom and kitchen ensure some up-to-date comforts. There's a loft space above the bedroom which offers the new owners an opportunity to apply their own imagination. And, there's a town water supply!

The established, landscaped gardens are sunny and private. A water feature and pond on the edge of the front verandah create another space to experience and enjoy.

"Tunbridge was surveyed as a town in the 1850s," said Dr Tony Stagg, a renowned Tasmanian Historian.

1 BED | 1 BATH | 2 CAR

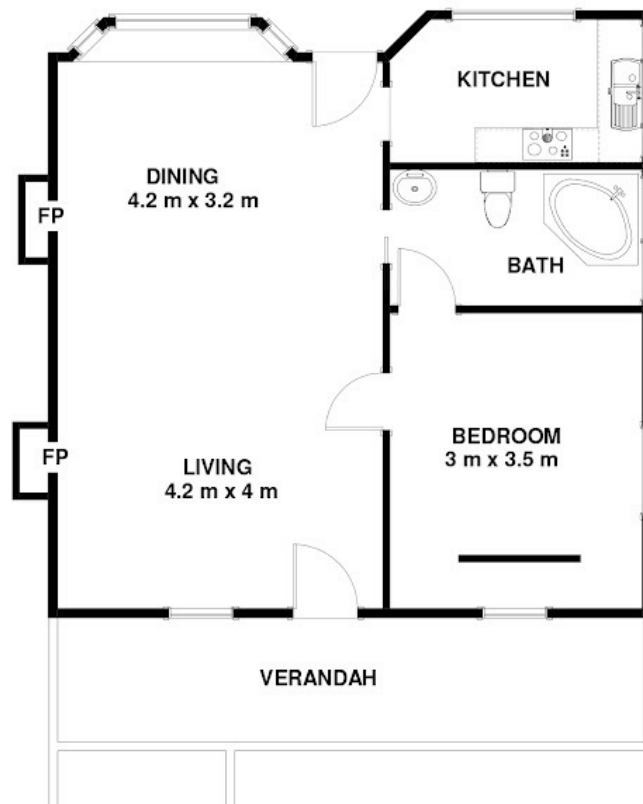
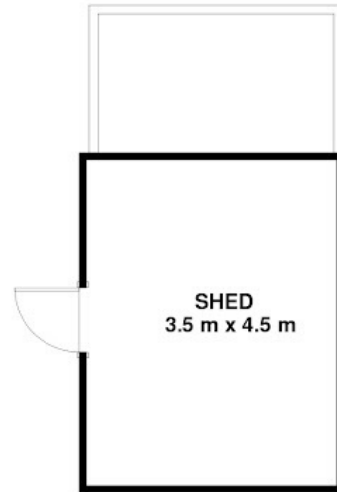
PRICE:  
\$240,000

OPEN FOR INSPECTION:  
N/A



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45 Main Road Tunbridge Tas 7120  
Approx Internal Space Front 74 sqm



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

